

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

**April 2, 2024**

**AGENDA**

**LOCATION:**

**VILLAGE HALL**

**77 MAIN STREET, WARWICK, NY**

**4:30 P.M.**

**Call to Order**

**Pledge of Allegiance**

**Roll Call**

1. Introduction by Chair Michael Bertolini.
2. Acceptance of Minutes: March 5, 2024

The vote on the foregoing motion was as follows:

Michael Bertolini \_\_\_\_ Jane Glazman \_\_\_\_ Matthew LoPinto \_\_\_\_

Matthew Finn \_\_\_\_ Chris DeHaan \_\_\_\_

**Discussion**

1. **80 Main Street – Applicant Lisa Ryan; Historical Society of the Town of Warwick**

Seeking approval of New Permanent Sign; Colors; Style and placement on Property

- A. Color, Font
- B. Post
- C. Location

2. **13 Forester Avenue – Applicant: Robert Kennedy; Mixed Use Building**

Seeking approval; **Exterior Aesthetic Change** previously approved from AHDRB meeting of June 9, 2022.

- A. Presenting New Exterior Drawings of Front Elevation and Side Elevations of Building

3. **22 Maple Ave – Applicant: Aaron and Haley Paas**

Seeking approval Certificate of no Exterior Effect; Paint 22 Maple Ave and replace damaged Windows:

- A. Wood Porch Floor; Boothbay Gray HC-165, Benjamin Moore
- B. Entry Door; Lafayette Green HC-135, Benjamin Moore
- C. Porch Ceiling; Woodlawn Blue HC-147, Benjamin Moore
- D. Siding Trim; Lancaster Whitewash HC-174, Benjamin Moore
- E. Replace damaged windows, Elevate by Marvin Windows to match existing windows

4. **28 Railroad Ave – Applicant: Deburah Buonsignore; Wanderlust Botique:**

Seeking approval of Alteration/Relocation of a Permanent Sign Size and Location as presented:

- A. Black sign with pink and font

5. **7 West Street – Applicant: Nikii Gregorewski and Marta O'Connor; Vellvette Boutique**

Seeking approval of a New Permanent Sign; Colors, Font; Material

- A. Colors of Sign; Benjamin Moore, Admiral Blue 2065-10
- B. Font; Premium Oracal Gold Vinyl
- C. LOGO, Matthews Brilliant Gold
- D. Material: Vinyl Mechanically Fastened and Panels Screwed to Wooden Frames

6. **100 Main Street – Applicant: House of Cade II; 100 Main Restaurant**

Seeking approval of Certificate of No Exterior Effect: Stain Color of Pergola and New stone material and Bench

- A. Stain for Pergola; Whiskey Bar Stain to match shingles on 100 Main Street
- B. Grey stones replace brick surrounds on existing lights in ground and remove planters and construct benches between. Pending Building Department approval.

**Discussion:**

- ❖ **Concrete mix in color**
- ❖ **Letter to Realtors and Warwick Valley Chamber of Commerce**
- ❖ **Signs Helpful Tips for Public: Applicants Check List**

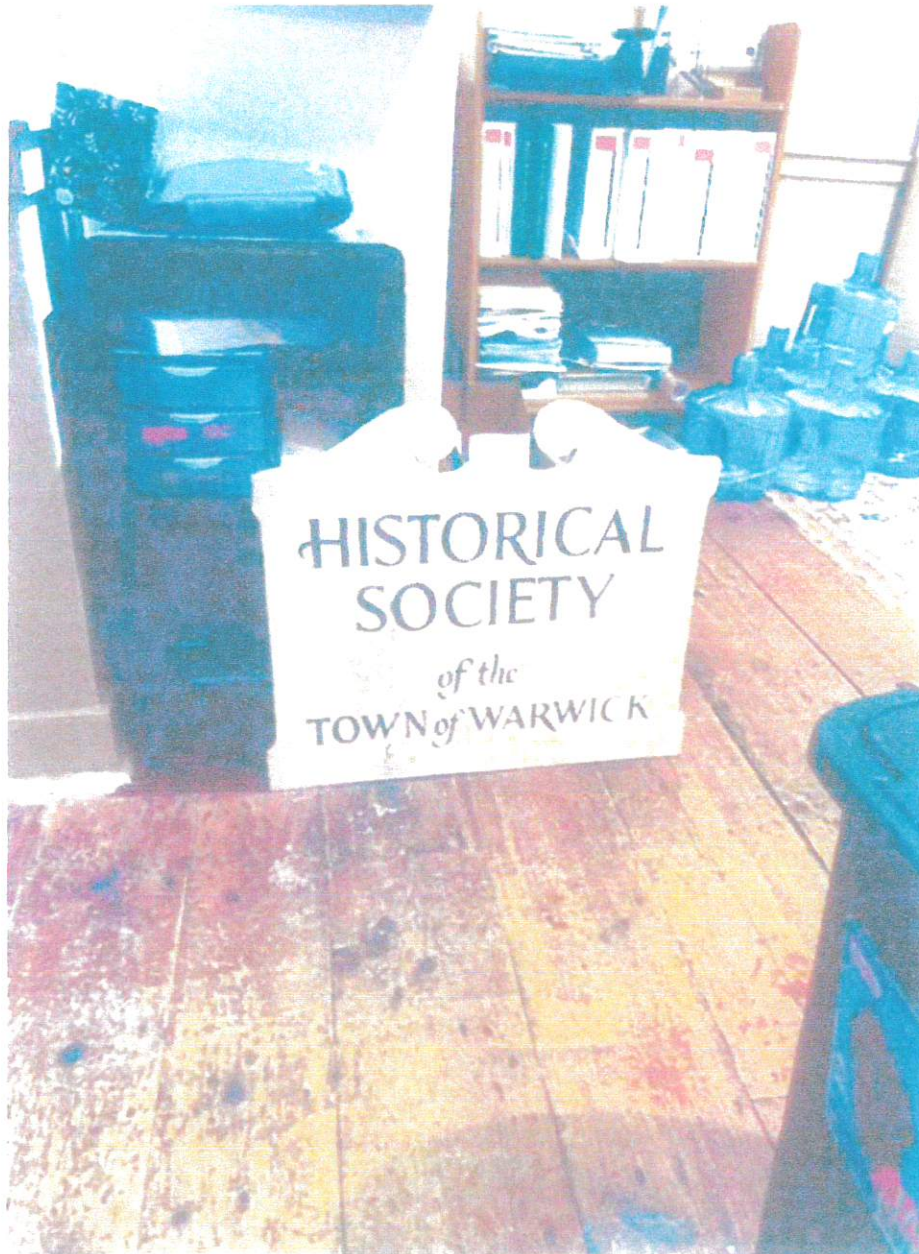
**Adjournment**

\* Approved AHDRB 3.5.24\*



*Historical Society Mission Statement:  
Preserving, Sharing, Celebrating  
Vinyl lettering, Copperplate font*

\* MUST BE RE-Presented at \*  
April 2<sup>nd</sup> AHDRB meeting



\* suggested Install  
on following Page

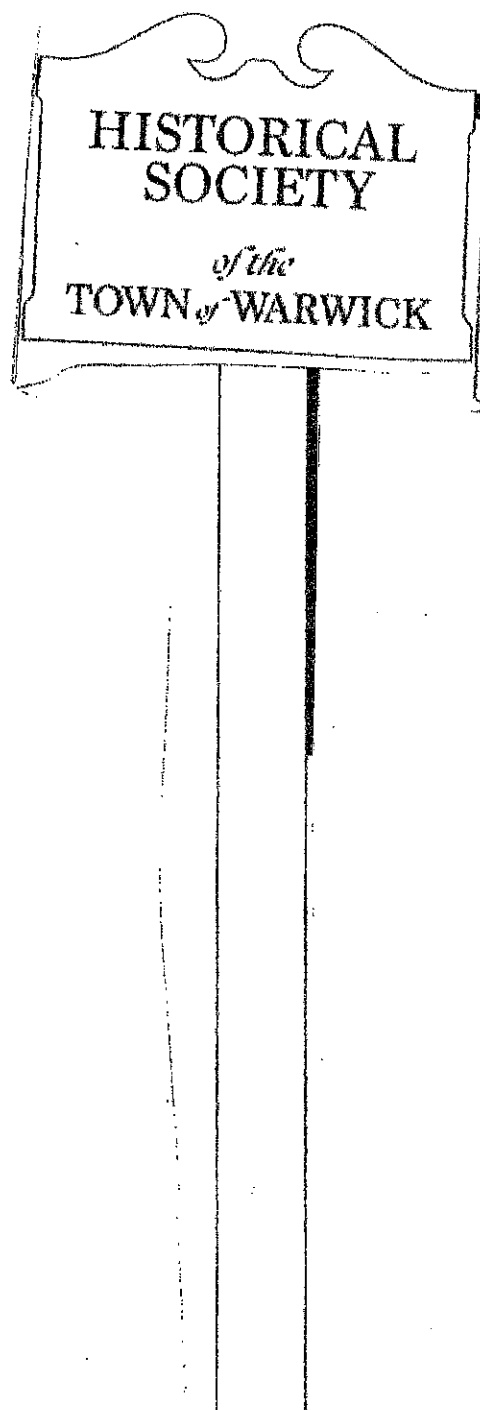


\* Suggested

By AHDRB

3.5.24

For Install  
of sign to  
be presented  
at 4.2.24  
meeting



**VILLAGE OF WARWICK**  
**THE ARCHITECTURAL AND HISTORIC REVIEW BOARD**  
**JUNE 9, 2022**

The Village of Warwick Architectural and Historic Review Board met on Tuesday, April 5, 2022. Present were: Michael Bertolini, Jane Glazman, Chris DeHaan, Matt Finn and Andrew Alvia. Other's present: Robert Kennedy, Lewis Donnelly and Keith Yodice.

13 FORESTER AVE.

NEW CONSTRUCTION

KENNEDY ASSOC.

The applicant is proposing an 8,000 sq. ft. retail space with the following details:

Building Body – 1) Brick-Coronado Rustic Blend or similar and James Hardie Plank – Lancaster Whitewash or similar on the top half of the sides of building. *Objection Field Chg. 3.5.24*

Trim around doors, windows and shutters – Benjamin Moore Black

Facia – Lancaster Whitewash *\*Field Chg. 3.5.24 ANDRB meeting Artic White*

Doors – Wood – Benjamin Moore Mahogany stain or similar *\*Field Chg. to Aluminum*

Roof – Standing seem Matte Black Metal or similar *3.5.24 ANDRB meeting*

The Board discussed details such as Cornices, Windows, Shutters, Hardy Plank verses Boral.

\* The Board approved the overall concept of the proposed building. \*

29 COLONIAL AVE.

EXTERIOR CHANGES &  
PROPOSED GARAGE

LEWIS DONNELLY

The applicant is proposing the following for a pre-existing house & proposed 24x30 garage.

**Pre-existing Home**

Body – Vinyl siding - Flagstone

Gable – Shake siding – Sterling Gray

Corners & Window Trim – Colonial White

Roof – Architectural shingle – Virginia Slate

The Board reviewed and suggested a White Band along top soffit above windows and facia board.

\* Approved by AHDRB  
June 9, 2022

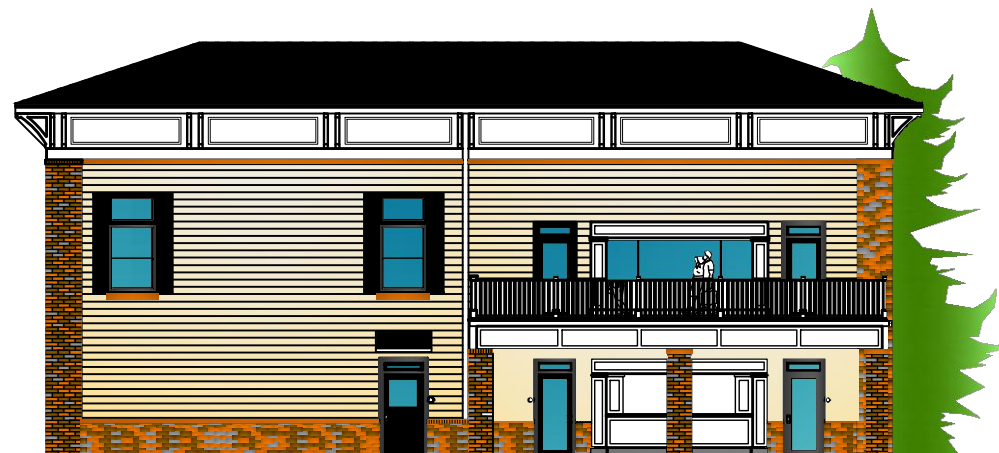




FRONT ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

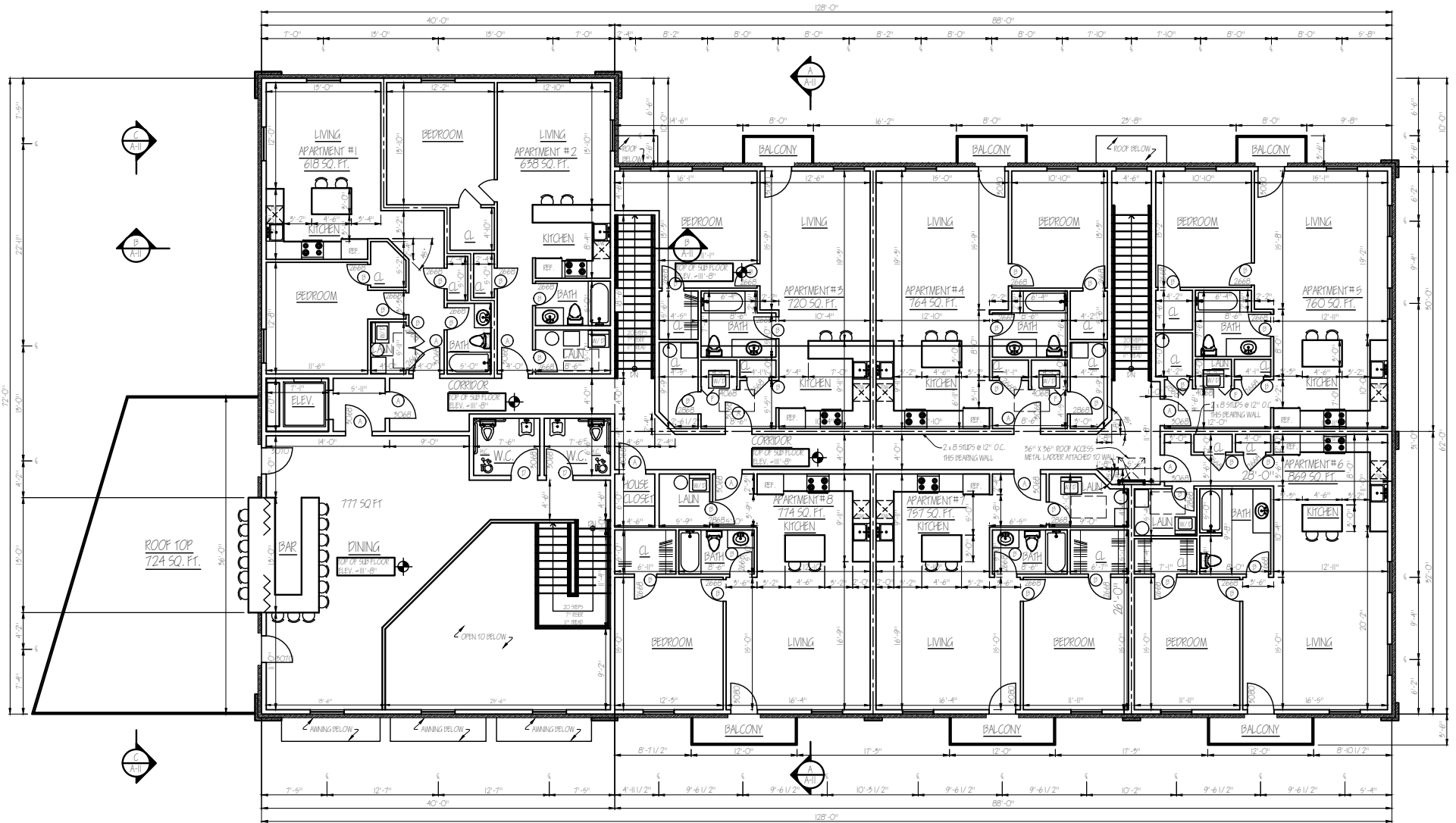
**SK-5**

13 FORESTER AVENUE  
WARWICK, N.Y.

**IRACE**  
**ARCHITECTURE**  
15 ELM STREET  
WARWICK, NEW YORK 10990  
TEL - 845 - 988 - 0198  
TEL - 845 - 988 - 0298







1 SECOND FLOOR PLAN  
NTS

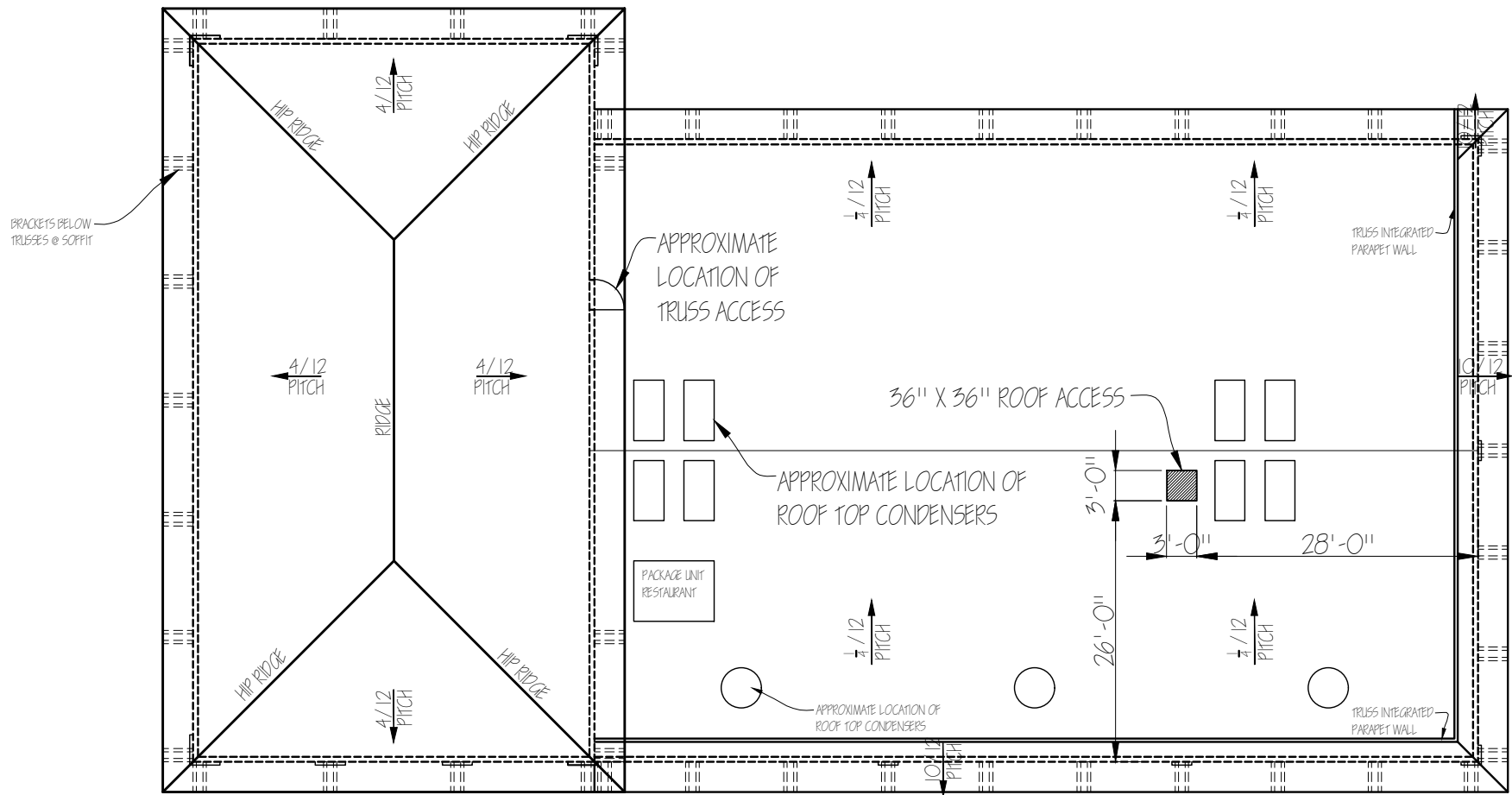
SK-2

Drawn by  
KMRR  
Date  
2306034  
Date  
MARCH 18, 2024

13 FORESTER AVENUE  
WARWICK, N.Y.

**IRACE**  
**ARCHITECTURE**  
15 ELM STREET  
WARWICK, NEW YORK 10990  
P-845-9888-0198  
F-845-9888-0298





1 ROOF PLAN  
A-1 NTS

**SK-4**

Drawn by	KMRR
Job #	2306034
Date	MARCH 18, 2024

13 FORESTER AVENUE  
WARWICK, N.Y.

**IRACE**  
**ARCHITECTURE**  
15 ELM STREET  
WARWICK, NEW YORK 10990  
P-845-9888-10198  
F-845-9888-10298

77 Main Street  
Post Office Box 369  
Warwick, NY 10990  
[www.villageofwarwick.org](http://www.villageofwarwick.org)



(845) 986-2031  
FAX (845) 986-6884  
[mayor@villageofwarwick.org](mailto:mayor@villageofwarwick.org)  
[clerk@villageofwarwick.org](mailto:clerk@villageofwarwick.org)

## VILLAGE OF WARWICK

INCORPORATED 1867

### Certificate of No Exterior Effect Application

Architectural and Historic Review Board (AHDRB)

Application Fee \$50.00

☐ Paid Check # \_\_\_\_\_

#### Applicant Information

Date 3/10/2024

Name: Aaron Paas

Mailing Address: 22 Maple Ave, warwick, NY, 10990

Phone Number: 857 205 2975 Alt. Phone Number \_\_\_\_\_

Email Address: paas.aaron@gmail.com

#### Project Information

Business Name (if applicable) \_\_\_\_\_

Project Address: 22 Maple Ave, warwick, NY, 10990 S/B/L # \_\_\_\_\_

Property Owner: Aaron and Haley Paas

\* The certificate of no exterior effect or certificate of appropriateness required under §7-7 and §7-8 of this chapter as a condition precedent to any alteration relating to any improvement in property located within the (Historic) district.

**Be sure to carefully read through the application and complete all sections and provide all requested information. Any missing or incorrect information will result in delays with the application process.**

**Please read the Village of Warwick Zoning Code, Article VIII Warwick Village Historic District §145-24 through §145-24.1, for information such as criteria, procedure, exceptions, etc.**

**The Zoning Code is available on the Village's website: [www.villageofwarwick.org](http://www.villageofwarwick.org)**

**Please read the Village of Warwick Code, Architectural and Historic District §5-1 through §5-6 and §7-1 through §7-14. The Village of Warwick Code is available on the Village's website: [www.villageofwarwick.org](http://www.villageofwarwick.org)**

The following information must be included with the application:

1. A typed letter addressed to the Architectural and Historic Review Board describing the intent of the project, please be sure to include details such as exterior aesthetic renovations, additions, and changes.
2. Include (if applicable) renderings such as site plans, examples of paint/stain colors, roofing, siding, windows/trim, chimneys, fencing, retaining walls, lighting, landscaping, paving, walkways, porches/decks, steps and any other exterior designs elements and materials.
  - a. If the project includes renderings or sight plans, please include (4) four paper copies as well as an electronic copy in the form of a PDF.

Completed applications along with all required paperwork can be dropped off or mailed to Village Hall, Attn. Building/Planning Department, P.O. Box 369, 77 Main Street, Warwick, NY 10990 and/or emailed to: [planning@villageofwarwick.org](mailto:planning@villageofwarwick.org)

The certificate of no exterior effect or certificate of appropriateness required under §7-7 and §7-8 of this chapter as a condition precedent to any alteration relating to any improvement in property located within the district; including but not limited to houses, stores, warehouses, churches, schools, barns, fences, outhouses, pumps, gravestones, light fixtures, outdoor signs and other outdoor advertising fixtures. §7-3

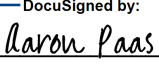
**§ 7-6. Regulation of alterations.**

- A. It shall be unlawful for any owner or person occupying property located within the district, or any other person, to make, permit or maintain any alteration to any improvement located within the district unless the Board has previously issued a certificate of no exterior effect or a certificate of appropriateness.
- B. No application shall be approved and no permit shall be granted by the Building Inspector, Planning Board, Zoning Board of Appeals or Board of Trustees regarding the alteration of any improvement located within the district unless a certificate of no exterior effect or of appropriateness has been obtained from the Board. When such an application is received by the Building Inspector, Planning Board, Zoning Board of Appeals or Board of Trustees, a copy shall be sent to the Board, accompanied by a request for a certificate of appropriateness in relation to the work specified in the application.

The AHDRB meets on the 1<sup>st</sup> Tuesday of the month.

Please carefully review your application to ensure all required information is included with submission.

**Any missing information will cause delays in the procedure.**

Applicant Signature  Date 3/10/2024

DocuSigned by:  
A0EE335D96B044C...

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Internal Use Only

- ☐ Application complete as per code
- ☐ Application reviewed by the AHDRB on \_\_\_\_\_ meeting date
- ☐ Approved
- ☐ Approved with modifications
- ☐ Denied
- ☐ Certificate of No Exterior Effect issued \_\_\_\_\_ date
- ☐ Applicant notified via email/letter
- ☐ Building Inspector, Mayor, Village Board, Planning Board, and ZBA have been notified of the decision. §7-12B



Architectural and Historic Review Board  
Village of Warwick  
77 Main Street  
Post Office Box 369  
Warwick, NY 10990

March 10, 2024

Dear AHDRB –

We are submitting this application for a Certificate of No Exterior Effect in relation to our planned repainting and minor repair of the exterior of the property we recently purchased at 22 Maple Ave.

Please see the attached design plans that includes paint color selections (also noted below) and visual representation of some exterior repair work that we would like to complete prior to the repainting.

We purchased this home after many years of renting houses in the Warwick area and being taken by the charm and character of the homes. We are thrilled to own a piece of Warwick history and look forward to working with you all as we invest in caring for and restoring 22 Maple to ensure it will be a lifelong piece of our family's history.

Planned exterior colors:

- Porch Floors – Boothbay Gray (HC-165)
- Entry Door – Lafayette Green (HC 135)
- Porch Ceiling – Woodlawn Blue (HC 147)
- Siding/Trim – Lancaster Whitewash (HC-174)

Other planned work:

- Existing paint stripped, rotten boards replaced in kind
- Remove corbeled brick appendage and replace with siding to match historic
- Replace one existing single pane with proposed double pane window on side of house
- Repair existing single pane windows and replace if necessary throughout the house

Thank you for your consideration, we look forward to meeting you all at the upcoming board meeting!

Aaron and Haley Paas  
22 Maple Ave



BOOTHBAY GRAY  
HC-165



LAFAYETTE GREEN  
HC-135

WOODLAWN BLUE  
HC-147



LANCASTER WHITEWASH  
HC-174

EXISTING PAINT TO BE STRIPPED,  
ROTTEN BOARDS TO BE REPLACED  
IN KIND. (2) COATS LOW LUSTRE  
EXTERIOR SELF PRIMING PAINT BY  
BENJAMIN MOORE.

DAMAGED SINGLE PANE WINDOWS ARE  
PROPOSED TO BE REPLACED WITH ELEVATE  
BY MARVIN WINDOWS WITH MATCHING STYLE,  
DETAIL AND DIMENSION AS POSSIBLE WITH-IN  
EXISTING CONDITIONS AND MANUFACTURE'S  
OFFERINGS. WINDOW TRIMS TO BE RESTORED  
IN-PLACE, REPLACED IN KIND, OR REINSTALLED  
AS THE HISTORIC CONDITIONS REQUIRE



WOOD PORCH FLOOR



ENTRY DOOR



PORCH CEILING

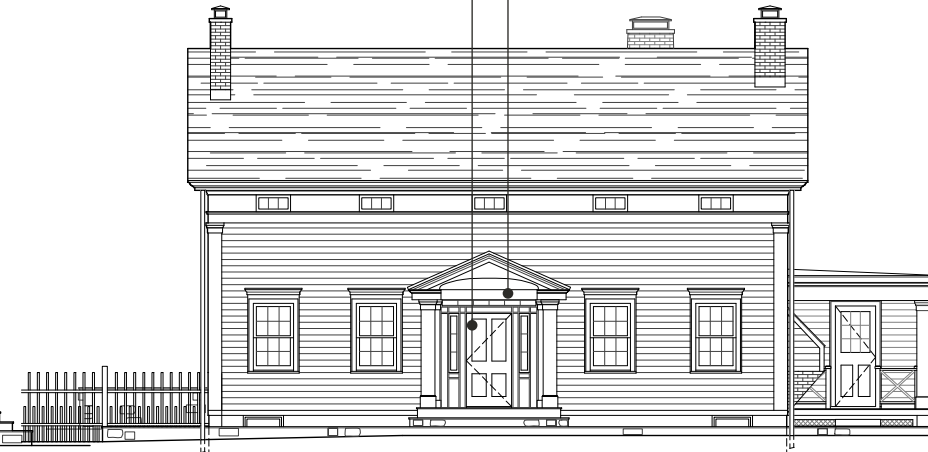


SIDING / TRIM

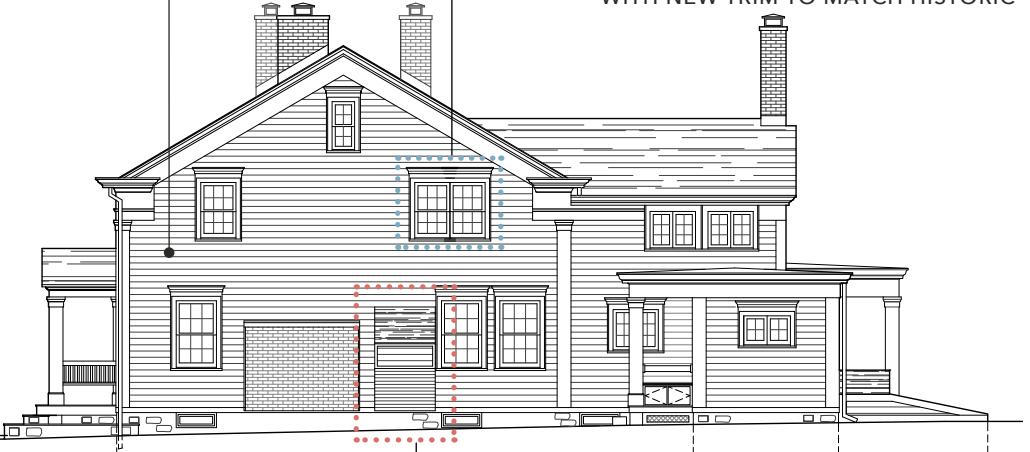
REPLACE EXISTING SINGLE PANE  
DOUBLE HUNG WINDOW WITH (2)  
PROPOSED DOUBLE PANE, DOUBLE  
HUNG, SITE MULLED, WOOD WINDOWS  
WITH NEW TRIM TO MATCH HISTORIC



NORTH ELEVATION

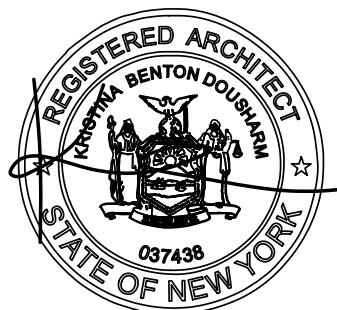


WEST ELEVATION



SOUTH ELEVATION

REMOVE CORBELED BRICK  
APPENDAGE AND REPLACE FIELD  
WITH SIDING TO MATCH HISTORIC







VILLAGE OF WARWICK  
INCORPORATED 1867

**Certificate of No Exterior Effect Application**

Architectural and Historic Review Board (AHDRB)

Application Fee \$50.00 ✓

☐ Paid Check # CASH

Applicant Information		Date <u>3/8/24</u>
Name:	<u>Deborah Buonsignore</u>	
Mailing Address:	<u>2 Somerset Lane Warwick NY 10990</u>	
Phone Number:	<u>914 419 8682</u>	Alt. Phone Number _____
Email Address:	<u>debbon@gmail</u>	

Project Information	
Business Name (if applicable)	<u>Wanderlust Bouthave</u>
Project Address:	<u>28 Railroad ave</u> S/B/L # _____
Property Owner:	<u>JEFF ALARIO</u>
<small>* The certificate of no exterior effect or certificate of appropriateness required under §7-7 and §7-8 of this chapter as a condition precedent to any alteration relating to any improvement in property located within the (Historic) district.</small>	

**Be sure to carefully read through the application and complete all sections and provide all requested information. Any missing or incorrect information will result in delays with the application process.**

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2. Include (if applicable) renderings such as site plans, examples of paint/stain colors, roofing, siding, windows/trim, chimneys, fencing, retaining walls, lighting, landscaping, paving, walkways, porches/decks, steps and any other exterior designs elements and materials.
  - a. If the project includes renderings or sight plans, please include (4) four paper copies as well as an electronic copy in the form of a PDF.

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## VILLAGE OF WARWICK

INCORPORATED 1867

### Alteration/Relocation of a Permanent Sign Application

Application Fee \$50.00 ☒

☒ Paid Check # CASH

Project Information		Date: <u>3/8/24</u>
Applicant Name: <u>Deborah Buonsignore</u>		
Name of Business: <u>Wanderlust Boutique</u>		
Project Location: <u>28 Railroad Ave</u>		Warwick, New York 10990
Mailing Address: <u>2 Somerset Lane Warwick NY 10990</u>		
Phone Number: <u>914-419-8682</u>		Alt. Phone Number: _____
Email Address: <u>debbuon@gmail.com</u>		
I, the applicant, am the property owner of the project location		
<input type="checkbox"/> Yes, _____		Date: _____
owner's signature		
<input checked="" type="checkbox"/> No *If the applicant is not the property owner, then the applicant must present a <b>notarized</b> Property Owner Acknowledgement Form along with this application. (§ 145-81.C.6) See attached form.		

**Be sure to carefully read through the application and complete all sections and provide all requested information. Any missing or incorrect information will result in delays with the application process.**

**Please read the Village of Warwick Zoning Code, Article VIII Signs §145-81 through §145-99, for information such as design criteria, illumination, prohibited signs, etc.**

**The Zoning Code is accessible on the Village's website [www.villageofwarwick.org](http://www.villageofwarwick.org)**

1. For signs to be located on buildings, linear frontage of the building is required \_\_\_\_\_ feet/inches

2. Zoning district: \_\_\_\_\_

\*To find your district go to: <https://villageofwarwick.org/wp-content/uploads/2018/01/zoning-map-2017-v2-090317.pdf>

a. The project is zoned within the Historic District: ☐ Yes ☐ No

\*Please use the following link to see the Historic District boundaries:

[https://villageofwarwick.org/postings/compplan/Fig4--historic\\_district.pdf](https://villageofwarwick.org/postings/compplan/Fig4--historic_district.pdf)

*\*For projects located within the Historic District, A Certificate of No Effect or of Appropriateness is required from the Architectural Historic District Review Board (AHDRB). The review process takes place at an AHDRB regularly scheduled meeting. The Alteration/Relocation of a permanent sign within the Historic District does not need to be presented before the Planning Board. §7-3B.*

3. Sign Design: a scaled drawing of the sign showing the following:

**\*For sign guidelines, please visit the Zoning Code listed above.**

- Type of sign, shape, size, and materials.
- Graphic design, including lettering, pictorial matter, and sign colors with color swatches.
- The visual message, text, copy or content of the sign.



- d. The method of illumination, if any, including type of lamp, wattage, and the position of lighting or other extraneous devices. A photometric plan and manufacturers cut sheets showing lighting levels and potential glare from illumination may be required in accordance with § 145-91.C. and § 145-104.B.10 of the Zoning Law.
  - e. Landscaping, if any, including types of vegetation, location of plantings, and planting and maintenance schedule.
4. Sign Location: a plan, drawn to scale, shall be submitted showing the following:
- a. If a freestanding sign, a full description of the placement of the proposed sign, specifically its location on the premises, its orientation, and its position in relation to adjacent buildings, structures, roads, driveways, property lines, other signs, lighting fixtures, walls, and fences.
  - b. If an awning, window, wall, or projecting sign, the placement of the proposed sign, which shall include: location on the awning, window, wall or building; the size of the awning, window, or linear footage of the building; projection from the building, if relevant; and the proposed position of the sign in relation to adjacent signs and lighting fixtures.
5. If the applicant is not the owner of the property on which the sign is to be located written permission from the property owner is required. Please refer to the Property Owner Acknowledgement Form.
6. Attach or email a typed description describing the project in detail to [planning@villageofwarwick.org](mailto:planning@villageofwarwick.org)

The Code Enforcement Officer shall determine that the sign will meet the criteria in §145-81.D and §145-81.J. If, in the judgment of the Code Enforcement Officer, sufficient doubt exists as to whether the application can comply with the design criteria, referral shall be made to the Planning Board within ten (10) days of receipt of the application at a regularly scheduled Planning Board meeting. §145-81.B.3

The Planning Board, within ten (10) days of its receipt of an application at a regularly scheduled Planning Board meeting, for a permanent sign alteration or relocation, shall refer the application to the Architectural Historic District Review Board (AHDRB) for comment. §145-81.B.3

The AHDRB shall review the application and provide comment to the Planning Board within thirty (30) days of its receipt of the sign application. Failure of the AHDRB to provide comment to the Planning Board within thirty (30) days shall be considered as no comment on a sign application. The Planning Board shall consider the comments of the AHDRB and the application shall then consider the design criteria §145-81.B.3

(For projects located within the Historic District) The certificate of no exterior effect or certificate of appropriateness required under §7-7 and §7-8 of this chapter as a condition precedent to any alteration relating to any improvement in property located within the (Historic) district. Any building or fixture located within the district or subject to the provisions of this chapter, including light fixtures, outdoor signs, and other outdoor advertising fixtures. §7-3.B

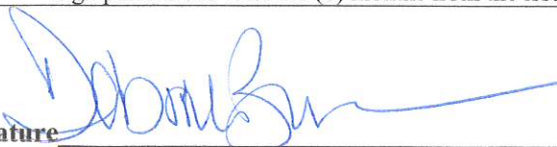
The Planning Board meets the 2<sup>nd</sup> Tuesday of the month. The AHDRB meets on the 1<sup>st</sup> Tuesday of the month.

Please carefully review your application to ensure all required information is included with submission.

**Any missing information will cause delays in the procedure.**

Sign permits are valid for (6) months from the issue date.

Applicant Signature



Date

3/8/24



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Internal Use Only

☐ Application complete as per code ☐ Property Owner Acknowledgement Form, if applicable

☐ Reviewed by Code Enforcement Officer, or one of similar authority

The project is zoned within the Historic District:

☐ Yes *\*If yes, then the application must be submitted to the AHDRB for review at a regular scheduled AHDRB meeting. Application is to be approved, modified, or denied via motion. A Certificate of No Effect or of Appropriateness is then issued to the applicant along with a sign permit. The Alteration/Relocation of a permanent sign within the Historic District does not need to be presented before the Planning Board. §7-3B.*

☐ Reviewed by AHDRB on \_\_\_\_\_  
meeting date

☐ Approved with modifications \_\_\_\_\_

☐ Certificate of No Effect/Appropriateness issued

☐ No *\*If no, the application can be approved by the Code Enforcement Officer if deemed appropriate. If doubt exists, the Code Enforcement Officer refers to the AHDRB creating a recommendation. All final decisions, excluding the Code Enforcement Officer, must be made via motions at regular scheduled meetings.*

☐ Approved by Code Enforcement Officer, \_\_\_\_\_ on \_\_\_\_\_  
name of licensing authority date

☐ Sign Permit issued by the Code Enforcement Officer, \_\_\_\_\_ on \_\_\_\_\_  
name of licensing authority date

## Planning

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**From:** Deborah Buonsignore <debbuon@gmail.com>  
**Sent:** Tuesday, March 12, 2024 12:53 PM  
**To:** Planning  
**Subject:** Dimensions of wanderlust sign  
**Attachments:** Standard Estimate.pdf

Hi Kristin

Attached dimensions to replicate existing sign that was removed from that same location.

Raven lake measured so we could use same brackets.

Color chosen to match aesthetic and beauty of building.

Thank you kindly  
Deb





**Raven Lake Studio**  
 28 Church Street  
 Suite 10  
 Warwick, NY 10990  
 Ph: (914) 310-1365  
 Email: Stephen@ravenlakestudio.com  
 Web: http://www.ravenlakestudio.com

**Estimate #: 5527**

Page 1 of 1

<b>Created Date:</b>	9/18/2023 6:30:00PM	<b>Prepared For:</b>	Wanderlust
<b>Salesperson:</b>	House Account	<b>Contact:</b>	Deborah Buonsignore, Owner
<b>Email:</b>		<b>Office Phone:</b>	(914) 419-8682
<b>Phone:</b>	N/A	<b>Email:</b>	debbuon@gmail.com
<b>Entered by:</b>	Stephen Hoey	<b>Address:</b>	2 Somerset Lane Warwick, NY 10990

**Description: Window Graphics**

		Quantity	Unit Price	Subtotal
<b>1</b>	<b>Product:</b> Digital Prints <b>Description:</b> Hanging Sign - Double Sided Painted Edges, Digital Print • 1, 18 in x 60 in Double Sided Custom Flat Stock Print, Made From PVC: .75 White 48x96	1	\$465.83	\$465.83

<b>1.A</b>	<b>Product:</b> Painting <b>Description:</b> Custom Painting • Custom Painting, Made From Mathews Paint • 1 Colors: TBD	Quantity
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<b>1.B</b>	<b>Product:</b> Cutting <b>Description:</b> Custom Cutting • Custom Cutting,	Quantity
------------	------------------------------------------------------------------------------------	----------

<b>1.C</b>	<b>Product:</b> Design <b>Description:</b> Custom Layout • Custom Layout,	
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<b>Estimate Total:</b>	\$465.83
<b>Subtotal:</b>	\$465.83
<b>Taxes:</b>	\$37.85
<b>Total:</b>	\$503.68
<b>Deposit Required:</b>	\$251.84

**Payment Terms:** Balance due upon receipt.

**Client Reply Request**

- ☐ Estimate Accepted "As Is". Please proceed with Order.  
☐ Changes required, please contact me.

☐ Other: \_\_\_\_\_  
 SIGN: \_\_\_\_\_ Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

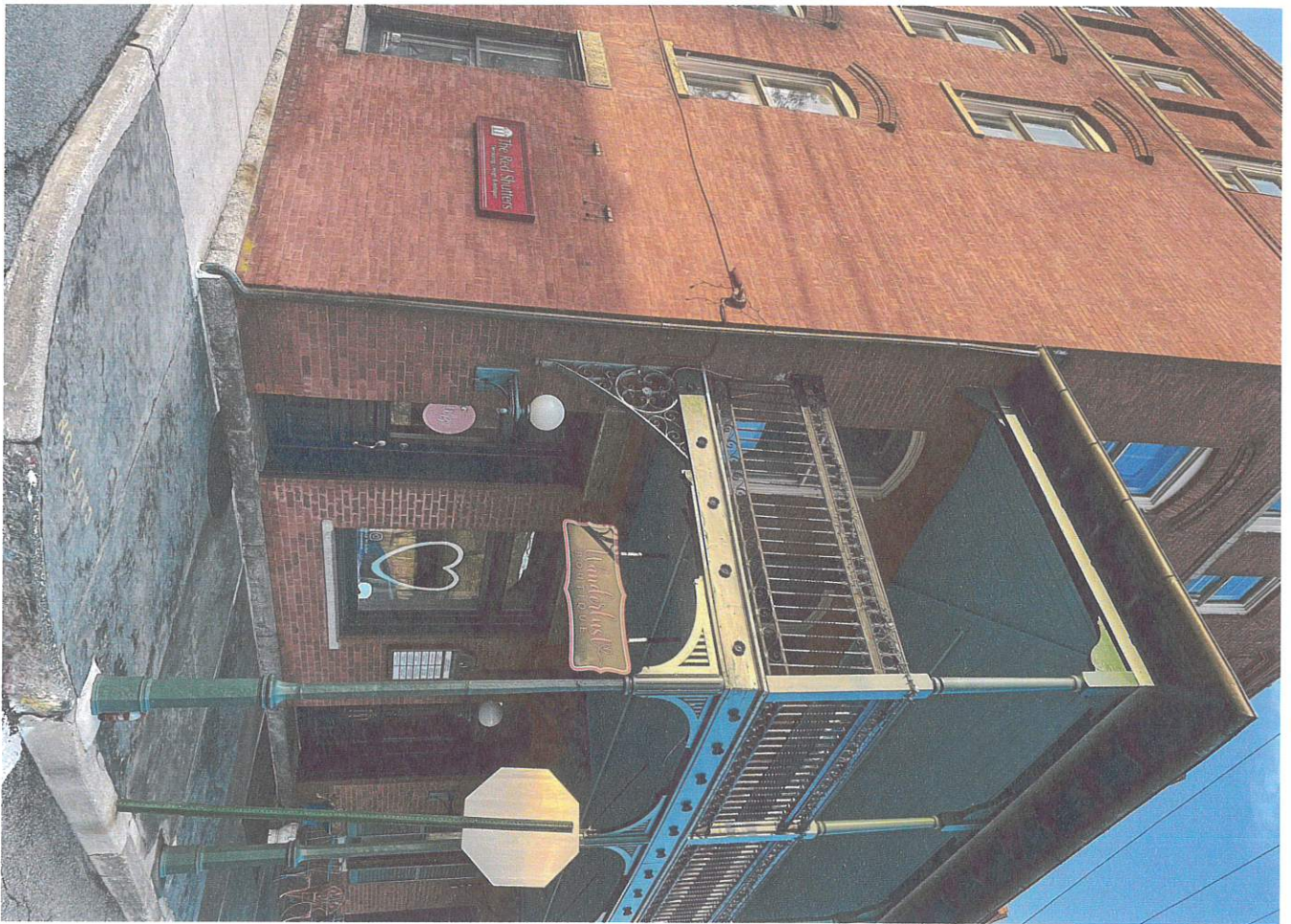
Print Date: 9/19/2023 8:40:29AM





under the boutique  
will shop under the net







77 Main Street  
Post Office Box 369  
Warwick, NY 10990  
www.villageofwarwick.org



(845) 986-2031  
FAX (845) 986-6884  
mayor@villageofwarwick.org  
clerk@villageofwarwick.org

## VILLAGE OF WARWICK

INCORPORATED 1867

Date Submitted: 3/12/24

### SIGN APPLICATION TO BE APPROVED BY BUILDING INSPECTOR

Project Name: Wanderlust Boutique

Address: 28 Railroad Ave

#### Sign Design is Approved:

1. Zoning District: CB - CENTRAL BUSINESS

2. Sign Type: HANGING / PROJECTING

3. Size: 18" x 60" (OK)

4. Design: 145-81 J.Z.d (OK)

5. Lettering Percentage: NO BACKGROUND, EXEMPT FROM 60% OF SIGN RULE (OK)

6. Location of Sign: (OK)

7. Illumination: NO ILLUMINATION (OK)

COMMENTS: SIGN IN DOOR WINDOW NOT ACCOUNTED FOR,  
SEE ATTACHED PHOTO

Boris Rudzinski, Building Inspector: [Signature]



## VILLAGE OF WARWICK

INCORPORATED 1867

### New Permanent Sign Application

Application Fee \$50.00

☒ Paid Check # 50 <sup>3/15/24</sup>

Project Information	Date: _____
Applicant Name: <u>Nikk' Gregorowski + Marta O'Connor</u>	
Name of Business: <u>Vellvette Boutique LLC</u>	
Project Location: <u>7 West St. Warwick</u>	S/B/L # _____
Mailing Address: <u>19 The Knolls, Warwick NY 10990</u>	
Phone Number: <u>917 500 3925</u>	Alt. Phone Number: <u>914 755 8827</u>
Email Address: <u>vellvetteboutique@gmail.com</u>	
I, the applicant, am the property owner of the project location	
<input type="checkbox"/> Yes, _____	Date: <u>3/12/24</u>
owner's signature	
<input checked="" type="checkbox"/> No *If the applicant is not the property owner, then the applicant must present a <b>notarized</b> Property Owner Acknowledgement Form along with this application. (§ 145-81.C.6) See attached form.	

**Be sure to carefully read through the application and complete all sections and provide all requested information. Any missing or incorrect information will result in delays with the application process.**

**Please read the Village of Warwick Zoning Code, Article VIII Signs §145-81 through §145-99, for information such as design criteria, illumination, prohibited signs, etc.**

**The Zoning Code is accessible on the Village's website [www.villageofwarwick.org](http://www.villageofwarwick.org)**

1. For signs to be located on buildings, linear frontage of the building is required \_\_\_\_\_ feet/inches

2. Zoning district: Historic  
\*To find your district go to: <https://villageofwarwick.org/wp-content/uploads/2018/01/zoning-map-2017-v2-090317.pdf>

3. Sign Design: a scaled drawing of the sign showing the following:

**\*For sign guidelines, please visit the Zoning Code listed above.**

- Type of sign, shape, size, and materials.
- Graphic design, including lettering, pictorial matter, and sign colors with color swatches.
- The visual message, text, copy or content of the sign.
- The method of illumination, if any, including type of lamp, wattage, and the position of lighting or other extraneous devices. A photometric plan and manufacturers cut sheets showing lighting levels and potential glare from illumination may be required in accordance with § 145-91.C. and § 145-104.B.10 of the Zoning Law.
- Landscaping, if any, including types of vegetation, location of plantings, and planting and maintenance schedule.



4. Sign Location: a plan, drawn to scale, shall be submitted showing the following:
  - a. If a freestanding sign, a full description of the placement of the proposed sign, specifically its location on the premises, its orientation, and its position in relation to adjacent buildings, structures, roads, driveways, property lines, other signs, lighting fixtures, walls, and fences.
  - b. If an awning, window, wall, or projecting sign, the placement of the proposed sign, which shall include: location on the awning, window, wall or building; the size of the awning, window, or linear footage of the building; projection from the building, if relevant; and the proposed position of the sign in relation to adjacent signs and lighting fixtures.
5. If the applicant is not the owner of the property on which the sign is to be located written permission from the property owner is required. Please refer to the Property Owner Acknowledgement Form.
6. Attach or email a typed description describing the project in detail to [planning@villageofwarwick.org](mailto:planning@villageofwarwick.org)

Permanent new signs require the approval of the Planning Board. The Planning Board, within ten (10) days of its receipt of an application for a sign permit at a regularly scheduled Planning Board meeting, shall refer the application to the Architectural and Historic District Review Board (AHDRB) for comment. The AHDRB shall review the application and provide comment to the Planning Board within thirty (30) days of its receipt of the sign application. Failure of the AHDRB to provide comment to the Planning Board within thirty (30) days shall be considered as no comment on a sign application. The Planning Board shall consider the comments of the AHDRB and the application and shall approve, approve with modifications, or deny the application and notify the Code Enforcement Officer of its decision on this matter. If the sign application is approved, the Code Enforcement Officer shall issue a sign permit within fifteen (15) days of the Planning Board's decision. §145-81.B.2

A permit issued for an approved sign shall be valid for installation and/or erection of the sign for six (6) months from the date of the permit but may be renewed within thirty (30) days prior to the expiration, for good cause shown, for an additional six (6) months, upon payment of one-half (½) of the original fee. §145-81.B.4

Any person desiring to procure a permit for a new sign shall file with the Planning Board a written application on a form prescribed by the Village, including payment of the applicable fee as outlined in Chapter 63 "Fees" of the Village of Warwick Code. §145-81.C

(For projects located within the Historic District) The certificate of no exterior effect or certificate of appropriateness required under §7-7 and §7-8 of this chapter as a condition precedent to any alteration relating to any improvement in property located within the (Historic) district. Any building or fixture located within the district or subject to the provisions of this chapter, including light fixtures, outdoor signs, and other outdoor advertising fixtures. §7-3.B

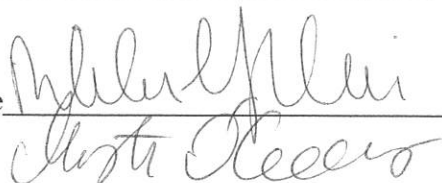
The Planning Board meets the 2<sup>nd</sup> Tuesday of the month. The AHDRB meets on the 1<sup>st</sup> Tuesday of the month.

Please carefully review your application to ensure all required information is included with submission.

**Any missing information will cause delays in the procedure.**

Sign permits are valid for (6) months from the issue date.

Applicant Signature

  
Michael J. Miller

Date

03/12/24

77 Main Street  
Post Office Box 369  
Warwick, NY 10990  
[www.villageofwarwick.org](http://www.villageofwarwick.org)



(845) 986-2031  
FAX (845) 986-6884  
[mayor@villageofwarwick.org](mailto:mayor@villageofwarwick.org)  
[clerk@villageofwarwick.org](mailto:clerk@villageofwarwick.org)

## VILLAGE OF WARWICK

INCORPORATED 1867

### Certificate of No Exterior Effect Application

Architectural and Historic Review Board (AHDRB)

Application Fee \$50.00

☒ Paid Check # 50 -

Applicant Information		Date
Name:	<u>Nikki Gregonewski, Marta Oconnor, Velvette Boutique LLC</u>	
Mailing Address:	<u>19 The Knolls, Warwick NY 10990</u>	
Phone Number:	<u>917 500 3925</u>	Alt. Phone Number <u>914 755 8827</u>
Email Address:	<u>Velvetteboutique@gmail.com</u>	

Project Information	
Business Name (if applicable)	<u>Velvette Boutique LLC</u>
Project Address:	<u>7 West St. Warwick</u> S/B/L # <u></u>
Property Owner:	<u>7 West Warwick LLC</u>

\* The certificate of no exterior effect or certificate of appropriateness required under §7-7 and §7-8 of this chapter as a condition precedent to any alteration relating to any improvement in property located within the (Historic) district.

Be sure to carefully read through the application and complete all sections and provide all requested information. Any missing or incorrect information will result in delays with the application process.

Please read the Village of Warwick Zoning Code, Article VIII Warwick Village Historic District §145-24 through §145-24.1, for information such as criteria, procedure, exceptions, etc.  
The Zoning Code is available on the Village's website: [www.villageofwarwick.org](http://www.villageofwarwick.org)

Please read the Village of Warwick Code, Architectural and Historic District §5-1 through §5-6 and §7-1 through §7-14. The Village of Warwick Code is available on the Village's website: [www.villageofwarwick.org](http://www.villageofwarwick.org)

The following information must be included with the application:

1. A typed letter addressed to the Architectural and Historic Review Board describing the intent of the project, please be sure to include details such as exterior aesthetic renovations, additions, and changes.
2. Include (if applicable) renderings such as site plans, examples of paint/stain colors, roofing, siding, windows/trim, chimneys, fencing, retaining walls, lighting, landscaping, paving, walkways, porches/decks, steps and any other exterior designs elements and materials.
  - a. If the project includes renderings or sight plans, please include (4) four paper copies as well as an electronic copy in the form of a PDF.

Completed applications along with all required paperwork can be dropped off or mailed to Village Hall, Attn. Building/Planning Department, P.O. Box 369, 77 Main Street, Warwick, NY 10990 and/or emailed to: [planning@villageofwarwick.org](mailto:planning@villageofwarwick.org)



## VILLAGE OF WARWICK

INCORPORATED 1867

### Property Owner Acknowledgement Form (for use with sign applications)

#### Project Information

Applicant Name: Nikky Gneapowski, Martha O'Connor  
Name of Business: Vellvette Boutique LLC  
Address of Proposed Sign: 7 West St. - Warwick, NY 10990

#### Property Owners Information

Name: Ben Schneeborg, 7 West Warwick, LLC  
Mailing Address: 7 West St. Warwick, NY 10990  
Phone Number: (917) 848-8717 Alt. Phone Number \_\_\_\_\_  
Email Address: imail@snowmountain.net

I, Ben Schneeborg, owner of 7 West St. 10990  
(printed name of property owner) (address of property)

Warwick, NY 10990, grant permission to Vellvette Boutique to add a new sign or to  
(printed name of applicant)

modify/relocate an existing sign located on my property. as per attached photo

Ben Schneeborg  
Signature of Owner

3/12/24  
Date

Form must be notarized.

State of New York

County of Orange

Subscribed and sworn before me this

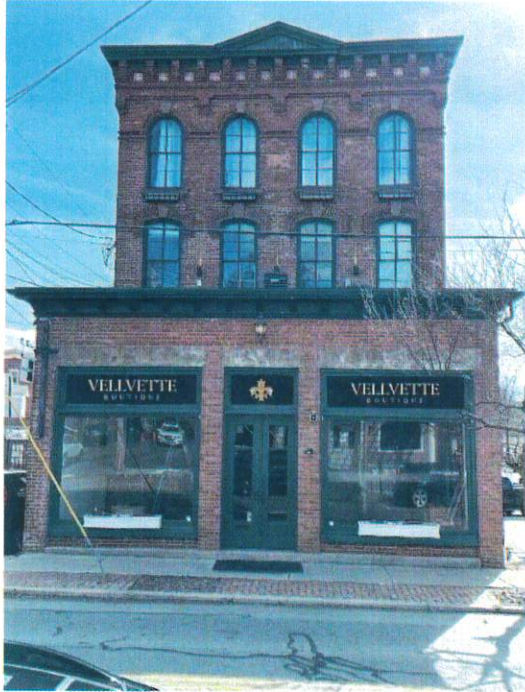
12 day of March, 2024



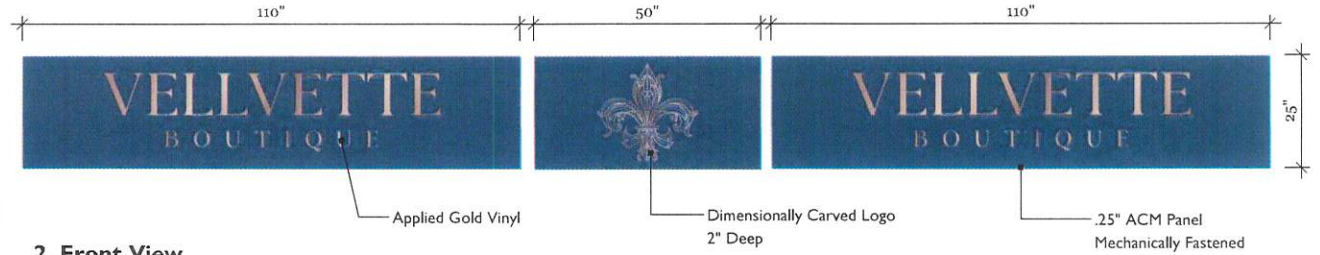
[Signature]  
(signature of notary)

This form must be completed, notarized, and presented with a New Sign Application or with an Alteration/Relocation Sign Application only if the sign applicant is not the property owner. (§ 145-81.C.6)  
Missing paperwork will cause a delay in the review process.

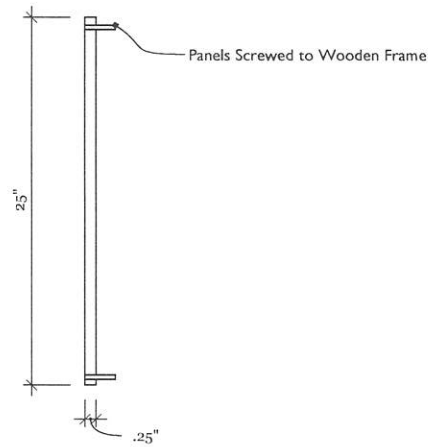




**1. Proposed Signage**



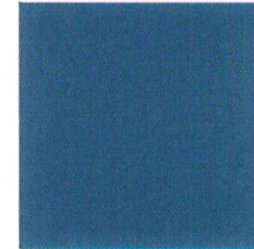
**2. Front View**



**3. Side View**

**4. Finish and Color**

Panels: Benjamin Moore -Admiral Blue 2065-10  
Text: Premium Oracal Gold Vinyl  
Logo: Matthews Brilliant Gold Paint



Raven Lake Studio  
28 Church Street Suite 10  
Warwick, NY 10990  
(914) 310-1365  
www.ravenlakestudio.com

**Vellvette Boutique**

**Exterior Signage**

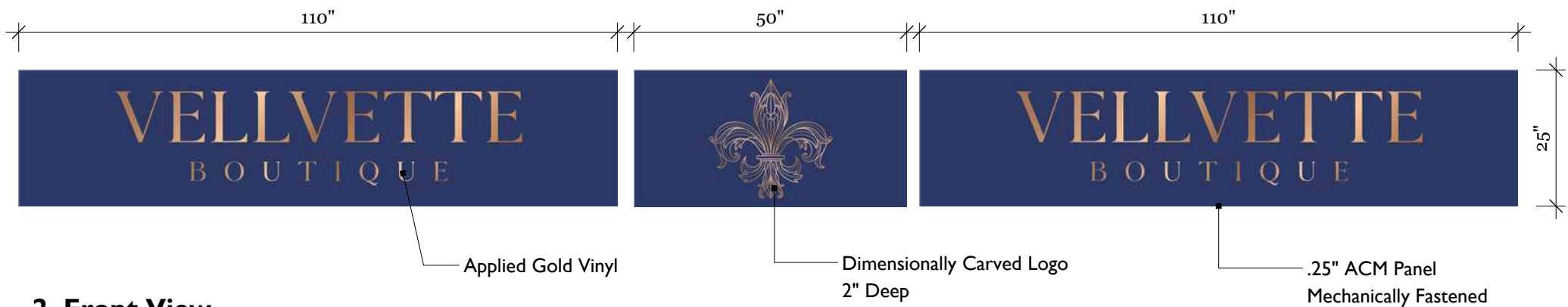
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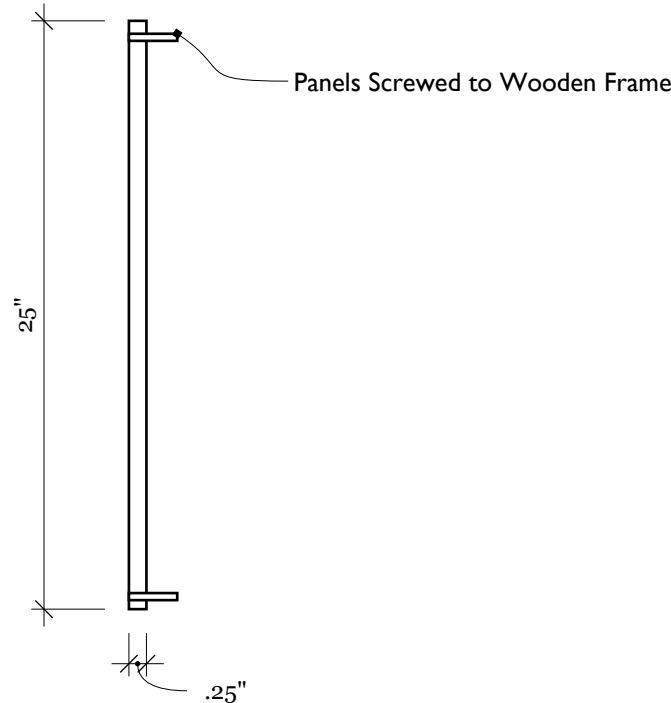




1. Proposed Signage



2. Front View



3. Side View

**4. Finish and Color**  
Panels: Benjamin Moore -Admiral Blue 2065-10  
Text: Premium Oracal Gold Vinyl  
Logo: Matthews Brilliant Gold Paint



Vellvette Boutique

Exterior Signage

REVISIONS

	MM/DD/YY	REMARKS
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A

77 Main Street  
Post Office Box 369  
Warwick, NY 10990  
[www.villageofwarwick.org](http://www.villageofwarwick.org)



(845) 986-2031  
FAX (845) 986-6884  
[mayor@villageofwarwick.org](mailto:mayor@villageofwarwick.org)  
[clerk@villageofwarwick.org](mailto:clerk@villageofwarwick.org)

## VILLAGE OF WARWICK

INCORPORATED 1867

### Certificate of No Exterior Effect Application

Architectural and Historic Review Board (AHDRB)

Application Fee \$50.00

☒ Paid Check #

#1316  
50.00

Applicant Information	Date <u>2/8/2024</u>
Name: <u>House of Cadet LLC</u>	
Mailing Address: <u>P.O. Box 600 Warwick, NY 10990</u>	
Phone Number: <u>845-986-4111</u>	Alt. Phone Number _____
Email Address: <u>rmk@kennedycoinc.com / info@N100Main.com</u>	

Project Information
Business Name (if applicable) <u>100 Main Restaurant</u>
Project Address: <u>100 Main St. Warwick, NY 10990</u> S/B/L # _____
Property Owner: <u>House of Cadet LLC</u>
<small>* The certificate of no exterior effect or certificate of appropriateness required under §7-7 and §7-8 of this chapter as a condition precedent to any alteration relating to any improvement in property located within the (Historic) district.</small>

**Be sure to carefully read through the application and complete all sections and provide all requested information. Any missing or incorrect information will result in delays with the application process.**

**Please read the Village of Warwick Zoning Code, Article VIII Warwick Village Historic District §145-24 through §145-24.1, for information such as criteria, procedure, exceptions, etc.**

The Zoning Code is available on the Village's website: [www.villageofwarwick.org](http://www.villageofwarwick.org)

**Please read the Village of Warwick Code, Architectural and Historic District §5-1 through §5-6 and §7-1 through §7-14. The Village of Warwick Code is available on the Village's website: [www.villageofwarwick.org](http://www.villageofwarwick.org)**

The following information must be included with the application:

1. A typed letter addressed to the Architectural and Historic Review Board describing the intent of the project, please be sure to include details such as exterior aesthetic renovations, additions, and changes.
2. Include (if applicable) renderings such as site plans, examples of paint/stain colors, roofing, siding, windows/trim, chimneys, fencing, retaining walls, lighting, landscaping, paving, walkways, porches/decks, steps and any other exterior designs elements and materials.
  - a. If the project includes renderings or sight plans, please include (4) four paper copies as well as an electronic copy in the form of a PDF.

Completed applications along with all required paperwork can be dropped off or mailed to Village Hall, Attn. Building/Planning Department, P.O. Box 369, 77 Main Street, Warwick, NY 10990 and/or emailed to: [planning@villageofwarwick.org](mailto:planning@villageofwarwick.org)



The certificate of no exterior effect or certificate of appropriateness required under §7-7 and §7-8 of this chapter as a condition precedent to any alteration relating to any improvement in property located within the district; including but not limited to houses, stores, warehouses, churches, schools, barns, fences, outhouses, pumps, gravestones, light fixtures, outdoor signs and other outdoor advertising fixtures. §7-3

**§ 7-6. Regulation of alterations.**

A. It shall be unlawful for any owner or person occupying property located within the district, or any other person, to make, permit or maintain any alteration to any improvement located within the district unless the Board has previously issued a certificate of no exterior effect or a certificate of appropriateness.

B. No application shall be approved and no permit shall be granted by the Building Inspector, Planning Board, Zoning Board of Appeals or Board of Trustees regarding the alteration of any improvement located within the district unless a certificate of no exterior effect or of appropriateness has been obtained from the Board. When such an application is received by the Building Inspector, Planning Board, Zoning Board of Appeals or Board of Trustees, a copy shall be sent to the Board, accompanied by a request for a certificate of appropriateness in relation to the work specified in the application.

The AHDRB meets on the 1<sup>st</sup> Tuesday of the month.

Please carefully review your application to ensure all required information is included with submission.

**Any missing information will cause delays in the procedure.**

Applicant Signature

House of Code II LLC  
A.D.M. C

Date

2/8/2024

Internal Use Only

☐ Application complete as per code

☐ Application reviewed by the AHDRB on \_\_\_\_\_  
meeting date

☐ Approved

☐ Approved with modifications

☐ Denied

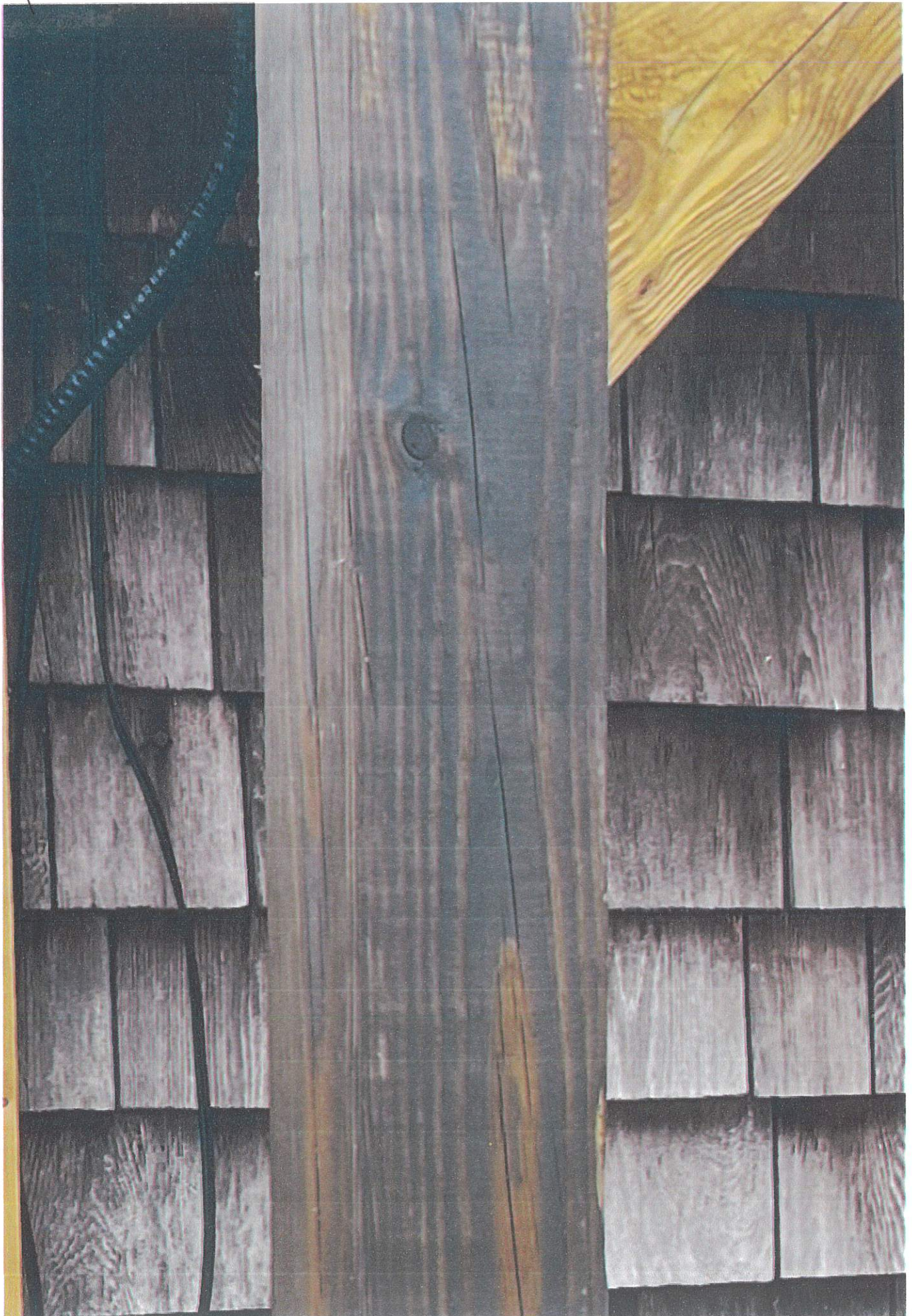
☐ Certificate of No Exterior Effect issued \_\_\_\_\_  
date

☐ Applicant notified via email/letter

☐ Building Inspector, Mayor, Village Board, Planning Board, and ZBA have been notified of the decision. §7-12B



Top: OLD WISKEY BAR STAIN PEROGOLA







Stefano S.

## 100 Main Parking Lot Project - Walls for Flowers

vemini llc <veminifood@gmail.com>

Tue 3/19/2024 8:04 PM

To:stefano salvemini <info@n100main.com>



Discussion  
Only

★ Pending  
Approval by  
Building Dept. ★



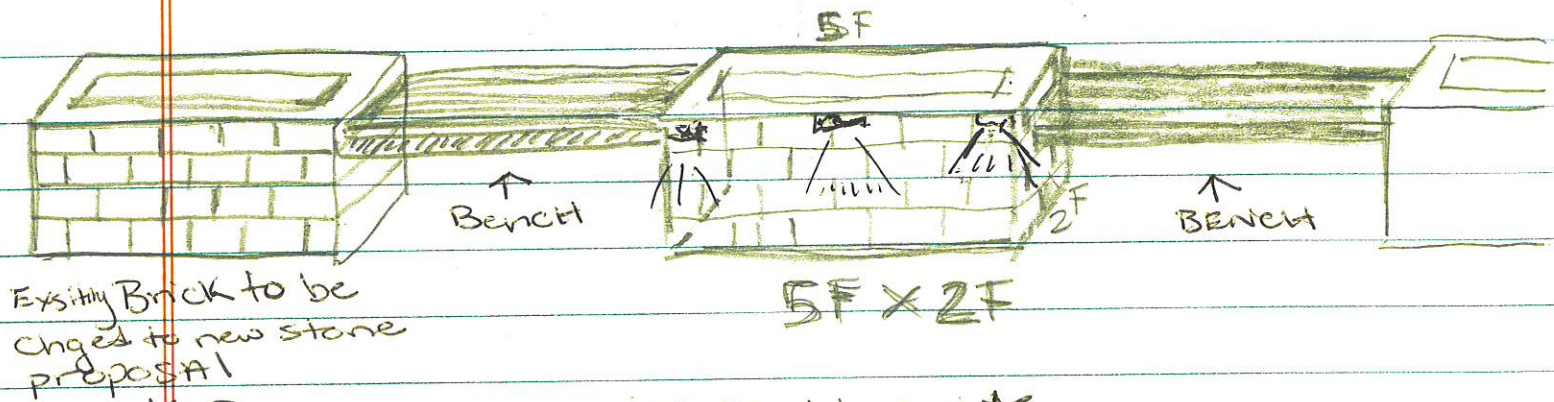




Stefano S.



20



\* Discussion 100 Main \*

\* Needs Approval from Building Dept. \*



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GAMA SONIC

## Contemporary Square Black Outdoor Modern Solar Dual Color LED Pathway Landscape Light with 3 Mounting Options (2-Pack)



(16) Questions &amp; Answers (6)



100 Main  
Lighting  
Proposed

Hover Image to Zoom