

**ARCHITECTURAL AND HISTORIC DISTRICT REVIEW BOARD  
VILLAGE OF WARWICK  
AUGUST 22, 2023  
SPECIAL MEETING**

The Special Meeting of the Architectural and Historic District Review Board of the Village of Warwick was held on Tuesday, August 22, 2023, at 4:00 p.m. in Village Hall, 77 Main Street, Warwick, NY. Present was: Chairman, Michael Bertolini, Review Board Members: Jane Glazman, Matthew LoPinto, Matthew Finn, and Glenn Rhein. Also, present was Deputy Village Clerk, Jennifer Mante, Jeff DeGraw and Searra Bell from DeGraw and DeHaan Architects, as well as the homeowner, Robert McManus. Review member, Chris DeHaan was absent and recused himself.

**Discussion**

1. 26 Maple Avenue Exterior Paint Colors

Chairman Bertolini explained that the exterior paint colors for 26 Maple Avenue had not been approved by the AHDRB and work had already begun on the property. The review board had been informed by the Village's code enforcer, who had issued a stop work order. Mr. Bertolini wanted an explanation as to why the colors were not presented to the review board prior to work beginning.

Mr. DeGraw responded that there was no malice intent and explained a series of events that lead up to this point, emphasizing that it was of no fault of the homeowner.

A discussion ensued regarding the chosen paint colors. The review board unanimously disapproved of the overall look of the chosen colors, agreeing that the second-floor gray color was too light to carry the building, making it appear unfinished. Chairman Bertolini felt the red/brown color around the window trims made the windows appear too dark, resembling the modern farmhouse trend.

Mr. DeGraw could see the review board's point about the second story color but held firm regarding the window trim color. With the help of Ms. Bell, examples were stated as to why the color worked and was respectable to the time period.

Additional discussion ensued to find a compromise. The review board concluded that the second-floor color needed to be darker. Chairman Bertolini still did not agree with the red/brown trim color, but other members thought the addition of the darker gray could tie in the trim better.

The review board concluded they would meet with the homeowner and Mr. DeGraw at the site the following day to go over potential darker gray colors for the second story.

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Jennifer Mante, Deputy Village Clerk