

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

May 6, 2025

Minutes

LOCATION:

VILLAGE HALL

77 MAIN STREET, WARWICK, NY

4:30 P.M.

The Regular Meeting of the Architectural and Historic District Review Board of the Village of Warwick was held on Tuesday, May 6, 2025, at 5:00 p.m. in Village Hall, 77 Main Street, Warwick, NY. Present was Chairman Michael Bertolini, Board Members: Matthew LoPinto and Glenn Rhein. Board members Jane Glazeman and Chris DeHaan were absent. Also present was AHDRB Clerk Kristin Bialosky. Other's present: Dana Micelli, Nykia Denggli, Amanda Rand, Sylvia Pilawa and Matthew Donnelly.

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 Matthew LoPinto, seconded by Glen Rhein, and carried for the Acceptance of Minutes: April 1, 2025.

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

Michael Bertolini Aye Chris DeHaan Absent Jane Glazman Absent

Matthew LoPinto Aye Glen Rhein Aye

Discussion:

1. 5 First Street; Ash Hopper; Matthew Donnelly

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

A. Color of Sign

B. Type Style

Discussion:

Chairman Michael Bertolini called the applicant Matthew Donnelly to the table to discuss his proposed signage. The applicant requested approval to reinstall a previously used sign above the door at their new location, 5 First Street. Mr. Donnelly explained that the Black and White sign presented is identical to the one used at their former location at Meadow Press. A photocopy of the sign was presented for reference. It was noted that the sign was installed above 5 First Street and had been

removed after the applicant was informed that prior approval was needed from the Architectural and Historic District Review Board (AHDRB). The applicant complied promptly. The Board expressed appreciation and wished the applicant well.

The Board Recommended the following: **APPROVED**

- **Color, Size and Design of Sign as presented**

2. 20 Main St; Rio & Co; Sylvia Pilawa

Seeking approval of Certificate of No Exterior Effect & New Permanent Sign & Window

Vinyl Signage

A. Color of Sign

B. Type Style

Discussion:

The applicant Ms. Pilawa presented her business's proposed sign for the storefront of Rio & Company, a clothing and accessories store. The sign includes the business name "Rio & Co" with "clothing and accessories" below it. The Board discussed the size and legibility of the text, confirming that it is appropriately scaled and visually effective. The sign is black and white and has received positive feedback for its aesthetic appeal. Window decals were also briefly discussed and were considered subtle and visually cohesive with the storefront design. The Board expressed no concerns and was supportive of the application and it was approved as presented.

The Board Recommended the following: **APPROVED**

- **Color, Size and Design of Sign as presented**
- **Window Decals as presented**

3. 26 Main St.; The Lash Specialist; Nykia Denggli; pgs 56-64

Seeking approval of Certificate of No Exterior Effect & Alteration/Relocation of a Permanent Sign.

A. Color of Sign

B. Type Style

Discussion:

The applicant Ms. Denggli presented a new sign design for The Lash Specialist, which will replace the previous Spadafina Photography sign at the same location. The new sign features a black and white color scheme and will be mounted on a new bracket. The design includes an eyelash and eyebrow graphic along with descriptive text detailing the services offered (e.g., lash extensions, lifts, and brow processes). While the Board noted that the detailed text might be difficult to read due to size and length, the applicant felt it was important to include for clarity of services. The Board accepted the explanation, confirmed the sign dimensions (17" x 15"), and approved the application.

The Board Recommended the following: **APPROVED**

- **Color, Size and Design of Sign as presented**

4. 16 Railroad Ave; Blu Aesthetics Med Spa; Amanda Rand

Seeking approval of Certificate of No Exterior Effect & New Permanent Sign Application

- A. Color of Sign
- B. Color of Awning and Store Front
- C. Type Style
- D. Window Sticker

Discussion:

The applicant, Ms. Rand, representing The Blue Esthetic Spa, presented plans to update the storefront following the purchase of Habitat Spa. The updates include installing new signage featuring the business name and logo, as well as repainting the storefront in black and white to match the aesthetic of the neighboring candle store. The hanging circular wall sign is new, while the signage above the store is a replacement. The Window decal was approved. The Board approved the signage and storefront color change, Board member Matthew LoPinto noted that black hardware for the sign links should be used for consistency.

The Board Recommended the following: **APPROVED**

- **Color, Size and Design of Signs as presented**
- **Color, of Store Front Black and Awing Black**

5. **25 Main Street; Sweet D's; Dana and Ray Micelli**

Seeking approval of Certificate of No Exterior Effect & New Permanent Sign Application

A. Color of Sign

B. Type Style

Discussion:

The applicant, Ms. Micelli presented a proposed design for a new sign for Sweet D's, an incoming ice cream shop. The sign has not yet been fabricated but will be custom-made based on the Pinterest example presented. The design features the name "Sweet D's" on top and "Ice Cream" below, using a carved font. The color palette includes a cream background, black lettering, and mint green accents. The sign will have a mint band and a mint circle behind an illustrated ice cream cone, with the overall look being light and colorful but cohesive. The Board clarified color placement and praised the thoughtful design. The sign was approved. The shop is expected to open in June after the current tenant's departure on May 31.

The Board Recommended the following: **APPROVED**

- **Color, Size and Design of Sign using Cream, Pink, Mint Green and Black**

Discussion: Walking Map for Residents and Tourists: Trustee Mary Collura

Trustee Mary Collura presented a nearly finalized version of a new architectural walking map and brochure, developed in collaboration with Matthew LoPinto and inspired by the Village's guidebook. The brochure, formatted as a trifold with a gatefold, highlights notable buildings in the Village, particularly those with signature architecture designed by Clinton Wheeler Wisner and Deirdre Wisner. It includes photos, historical context, a numbered map, and bump-outs for areas too dense for the main map (e.g., Lynden Place and the cemetery gate). A small section included a historical image and note about the now-demolished Red Swan Inn, prompting debate. While some board members appreciated its historical inclusion, others objected, arguing that the brochure should focus solely on structures still standing and visible. Chairman Michael Bertolini suggested replacing the Red Swan Inn with a historically significant structure still in existence, like the Ketchum House or 34 Maple Avenue, and emphasized the importance of showcasing tangible buildings. Trustee Collura agreed to find a replacement image from her historical photo collection. The brochure will be printed using the \$500 allocated in the budget before the June 1 deadline, with approximately 500 copies planned. It will be distributed through the Chamber of Commerce and tourism outlets, offering a free, self-guided cultural activity for visitors and locals alike. The project is considered a first run, with potential for future expansion. Trustee Mary Collura will make the final photo substitution and send a final proof and proceed to print by Friday.

6. 29 Oakland Ave; Chris DeHaan

Seeking approval of Certificate of No Exterior Effect

C. Color of Shutters

D. Window Style

Discussion:

Mr. DeHaan is proposing to replace all the windows in his house with like-to-like Marvin replacement windows, and to re-install shutters that used to be on the home previously in a colonial blue color. He is using wooden shutters, which will be mounted on rods, and the shutters are meant to be functional, though they will likely remain open and decorative. The Board approved the windows and shutters.

The Board Recommended the following: **APPROVED**

- **Shutter Color and Replacement Windows**

Adjournment

A **MOTION** was made by Matthew LoPinto, seconded by Glen Rhein and carried to adjourn the regular meeting at approximately 5:30 p.m.

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

Michael Bertolini Aye Chris DeHaan Absent Jane Glazman Absent

Matthew LoPinto Aye Glen Rhein Aye

Kristin Bialosky
Building, Planning, Zoning & AHDRB Clerk

<https://www.youtube.com/watch?v=4bftQEW3qB4>