

**ARCHITECTURAL AND HISTORIC DISTRICT REVIEW BOARD
VILLAGE OF WARWICK
NOVEMBER 5, 2024
AGENDA**

**LOCATION:
VILLAGE HALL
77 MAIN STREET, WARWICK, NY
5:00 P.M.**

**Call to Order
Pledge of Allegiance
Roll Call**

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

The vote on the foregoing motion was as follows:

Michael Bertolini _____ Chris DeHaan _____ Jane Glazman _____

Matthew LoPinto _____ Glenn Rhein _____

Discussion

1. **75 Main Street – Visitors Center**

New Permanent Sign Application

A. Color and Design of Sign

2. **18 Railroad Ave – Mr. Ferreira**

Seeking approval of Certificate of No Exterior Effect

A. Color of Shutters and Design

3. **14 Railroad Ave – Lou Pascuito – Eight X Sand**

New Permanent Sign Application

A. Color, Design and Illumination of Sign

4. **19 Welling Place – Chris Collins & Charlie Bossolina**

Seeking approval of Certificate of No Exterior Effect

A. Siding Colors, Asphalt Roof Color, Metal Roof Color, Window Casing Color

5. **12 Linden Place – Jen & Bob Lemin**

Seeking approval of Certificate of No Exterior Effect

- A. Home Addition Colors
- B. Style of Addition to Home

6. **10 Main Street – Mariam Gelashuli**

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

- A. Color of Sign and Design
- B. Placement

Adjournment

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: 10/30/24

SIGN APPLICATION TO BE APPROVED BY BUILDING INSPECTOR

Project Name: ~~77 Main St~~ Visitors Center

Address: 75 Main St

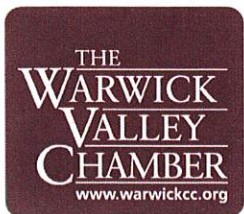
Sign Design is Approved:

1. Zoning District: CB - CENTRAL BUSINESS
2. Sign Type: WALL SIGN 145-81 J.2.c OK
3. Size: 84" x 12" OK 145-81 D.5.a
4. Design: RECTANGLE OK 145-81 J
5. Lettering Percentage: OK 145-81 - J.3.b
6. Location of Sign: OK 145-81 J.2.c
7. Illumination: EXISTING LIGHTING SHALL BE SHIELDED

COMMENTS: _____

Boris Rudzinski, Building Inspector: 

Date: 10/31/2024



THE WARWICK VALLEY CHAMBER OF COMMERCE
75 MAIN STREET WARWICK, NY 10990
(845) 986-2720
INFO@WARWICKCC.ORG
WWW.WARWICKCC.ORG



The Village of Warwick
Architectural and Historical Review Board
77 Main Street
Warwick, NY 10990

To the esteemed members of the Architectural and Historical Review Board,

It is with great pleasure that I announce the move of the Warwick Valley Chamber of Commerce in to the beautiful and iconic building at 75 Main Street.

We are so happy to be in this building and to be part of the face of Main Street. In conjunction with the incredible team at Raven Lake Studio we are hoping to ensure the historic Village of Warwick is enhanced by the sign we bring to our building.

The sign will read "Warwick Valley Chamber of Commerce and Tourism Center"

The sign is designed to be complimentary to the Village Hall sign.

The proposals and renderings by Raven Lake Studio are attached.

The measurements of this sign will be width: 84 inches, and height: 12 inches.

We look forward to continued collaboration with the Architectural and Historical Review Board and to maintain the beauty and charm of our beloved village.

Stefanie Keegan Craver
Executive Director
Warwick Valley Chamber of Commerce

Raven Lake Studio, LLC
 28 Church Street Ste 10 Warwick, NY 10990
 stephen@ravenlakestudio.com
 (914) 310-1365

<https://www.ravenlakestudio.com>



Quote 1086

Signs

SALES REP INFO
 Stephen Hoey
 Director of Creative Chaos
 stephen@ravenlakestudio.com
 (914) 310-1365

QUOTE DATE
 Tue, 10/29/2024
 QUOTE EXPIRY DATE
 Thu, 11/28/2024

TERMS
 COD

REQUESTED BY
 Warwick Valley Chamber
 Attn: Michael Johndrow
 25 South Street
 Warwick, NY 10990

CONTACT INFO
 Stefanie Keegan
 chamber@warwickcc.org
 (845) 986-2720

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TOTAL (INCL. TAX)	TAXABLE
1	Building Sign Width: 84 Inches Height: 12 Inches	1	Each	\$1,825.65	\$1,825.65	\$1,973.98	Y
2	Interior Sign Replica Width: 24 Inches Height: 18 Inches	1	Each	\$371.54	\$371.54	\$401.73	Y
3	Field Installation Hourly installation services	2	Hr	\$150.00	\$300.00	\$324.38	Y

This handcrafted quote is based on the specific information you've given us and is valid for 30 days.

When you approve this quote, you are agreeing to pay 100% of the quoted price. We require a 50% deposit to begin work on your project. Once we receive your deposit, we'll schedule your project and email you an estimated completion date. The remaining balance is due upon completion of your order.

Need to make changes?

No problem - but please realize, changes to quantity or specifications will affect your price. We will provide you with an updated quote based on the changes.

Subtotal: \$2,497.19
Sales Tax (8.125%): \$202.90
Total: \$2,700.09

SIGNATURE:

DATE:

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VILLAGE OF WARWICK
INCORPORATED 1867



RECEIVED
10/28/24

Certificate of No Exterior Effect Application

Architectural and Historic Review Board (AHDRB)

Application Fee \$50.00

Paid Check #

164 \$50.00

Applicant Information	Date <u>Sept. 16, 2024</u>
Name: <u>Stefanie Keegan</u>	
Mailing Address: <u>75 Main Street Warwick NY 10990</u>	
Phone Number: <u>845 986 2720</u> Alt. Phone Number _____	
Email Address: <u>Info@WarwickCC.org</u>	

Project Information
Business Name (if applicable) <u>Warwick Valley Chamber of Commerce</u>
Project Address: <u>75 Main Street</u> S/B/L # _____
Property Owner: <u>Village of Warwick</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

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

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

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 1st 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

9/16/24

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

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clerk@villageofwarwick.org

VILLAGE OF WARWICK
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New Permanent Sign Application

Application Fee \$50.00

Paid Check # 163 #50

Project Information	Date: <u>Sept. 16, 2024</u>
Applicant Name: <u>Stefanie Keegan</u>	
Name of Business: <u>Warwick Valley Chamber of Commerce</u>	
Project Location: <u>75 Main Street</u>	S/B/L # _____
Mailing Address: <u>75 Main Street Warwick NY 10990</u>	
Phone Number: <u>845 986 2720</u>	Alt. Phone Number: _____
Email Address: <u>Info@WarwickCC.org</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 <i>*If the applicant is not the property owner, then the applicant must present a notarized Property Owner Acknowledgement Form along with this application. (§ 145-81.C.6) See attached form.</i>	

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

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

2. Zoning district: Central Business

*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.**

- a. Type of sign, shape, size, and materials.
- b. Graphic design, including lettering, pictorial matter, and sign colors with color swatches.
- c. 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

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 2nd Tuesday of the month. The AHDRB meets on the 1st 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

9/16/24

Internal Use Only

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

Planning Board referred to the AHDRB via a motion on _____
meeting date

Application reviewed by the AHDRB for appropriateness on _____
meeting date

Recommendation of AHDRB

- Meets aesthetics criteria
 Concerns (attached discussion from AHDRB)

The project is zoned within the Historic District:

- Yes **If yes and approved, the AHDRB will issue a Certificate of No Effect or of Appropriateness to be given back to the Planning Board where the application for a sign permit is to be approved, modified, or denied via motion during a regular scheduled meeting.*
- No **If no, the application will receive a review and recommendation by the AHDRB which is handed back to the Planning Board for a final decision during a regular scheduled meeting. A Certificate of No Effect or of Appropriateness is not needed.*

Recommendation/Certificate presented to the Planning Board on _____
meeting date

- Approved by Planning Board
 Approved with modifications _____
 Denied, reason _____

Sign Permit issued by the Code Enforcement Officer, _____ on _____
name of licensing authority date

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www.villageofwarwick.org



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mayor@villageofwarwick.org
clerk@villageofwarwick.org

VILLAGE OF WARWICK

INCORPORATED 1867

Property Owner Acknowledgement Form (for use with sign applications)

Project Information

Applicant Name: Warwick Valley Chamber of Commerce
 Name of Business: W.V. Chamber of Commerce & Visitors Center
 Address of Proposed Sign: 75 Main St.

Property Owners Information

Name: Village of Warwick
 Mailing Address: Box 369 Warwick, N.Y. 10990
 Phone Number: 845-591-5400 Alt-Phone Number 845-986-2031
 Email Address: mayor@villageofwarwick.org

I, Michael Newhard, owner of 75 Main Street,
(printed name of property owner) (address of property)

Warwick, NY 10990, grant permission to W.V. Chamber of Commerce to add a new sign or to
(printed name of applicant)

modify/relocate an existing sign located on my property.

Michael Newhard
Signature of Owner

9.13.24
Date

Form must be notarized.

State of NY

Subscribed and sworn before me this

County of Orange

13 day of September, 20 24

[Signature]
(signature of notary)

STAMP

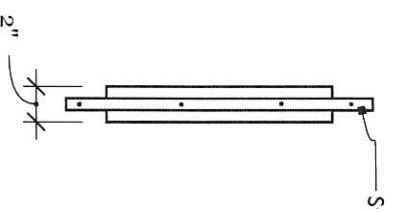
KRISTIN A. BIALOSKY
A Notary Public of New Jersey
ID# 50208896
My Commission Expires April 10, 2028

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.

Warwick Valley Chamber of Commerce and Tourism Center

10"

N



3. SIDE PROI

3. SPECIFICAT

- Sign Vcarved from
- Primed and Painte
- Benjamin Moore W



4. V Carve Example

Steel Bracket painte

SIGN OPTIONS

Warwick Valley Chamber of Commerce
and Tourism Center

Warwick Valley Chamber of Commerce
and Tourism Center

Warwick Valley Chamber of Commerce
and Tourism Center

SIGN OPTIONS - WHITE ON BURGUNDY



SIGN OPTIONS - BURGUNDY ON WHITE



Raven Lake
STUDIO

SIGN OPTIONS - BLACK ON WHITE



Raven Lake
STUDIO

PRESENTS TO

WARWICK VALLEY CHAMBER OF COMMERCE

11.03.24 V1.0

SIGN OPTIONS

**Warwick Valley Chamber of Commerce
and Tourism Center**

**Warwick Valley Chamber of Commerce
and Tourism Center**

**Warwick Valley Chamber of Commerce
and Tourism Center**

SIGN OPTIONS - BURGUNDY ON WHITE



SIGN OPTIONS - WHITE ON BURGUNDY



SIGN OPTIONS - BLACK ON WHITE



Grappa Restaurant
18 Railroad Ave

15 in

60 in

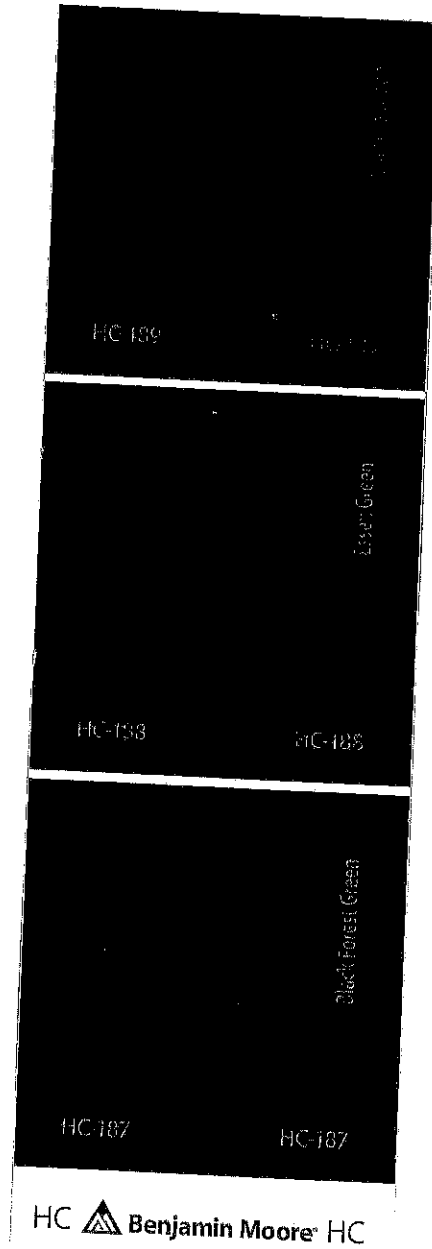


Grappa Restaurant



Grappa Restaurant

HC-189 Chrome Green



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VILLAGE OF WARWICK

INCORPORATED 1867

Alteration/Relocation of a Permanent Sign Application

Application Fee \$50.00

Paid Check # CASH \$50.00

Project Information	Date: _____
Applicant Name: <u>LOUIS PASCIUTO</u>	
Name of Business: <u>EIGHT X SAND</u>	
Project Location: <u>14 RAILROAD AVENUE</u> Warwick, New York 10990	
Mailing Address: <u>14 RAILROAD AVENUE</u>	
Phone Number: <u>718-614-9768</u> Alt. Phone Number: _____	
Email Address: <u>L.PASCIUTO@PASCIUTO.BUILD</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 <i>notarized</i> 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

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/complan/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.

May 13, 2024*
submitted

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

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

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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.

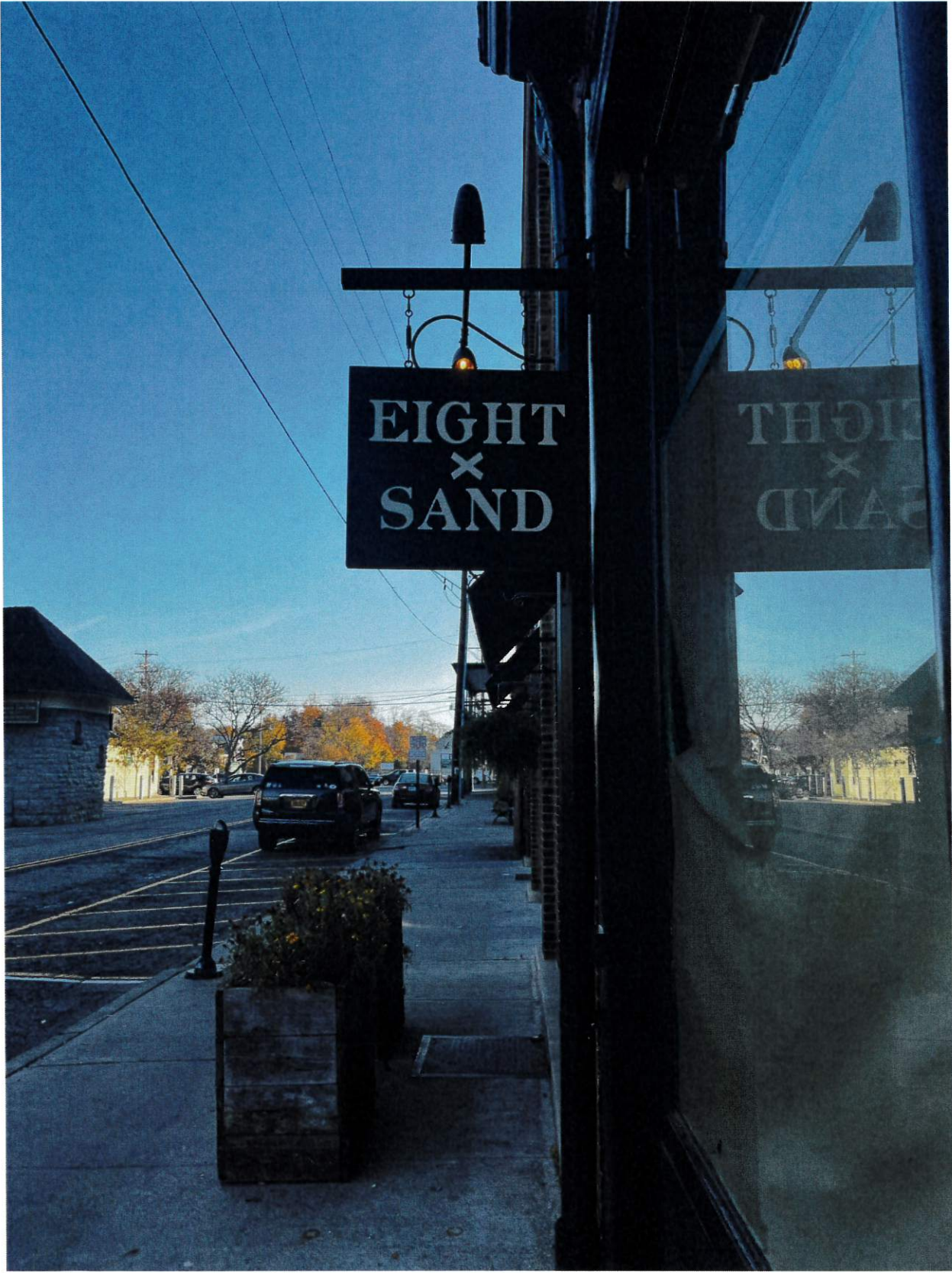
Applicant Signature



Date

10/22/24

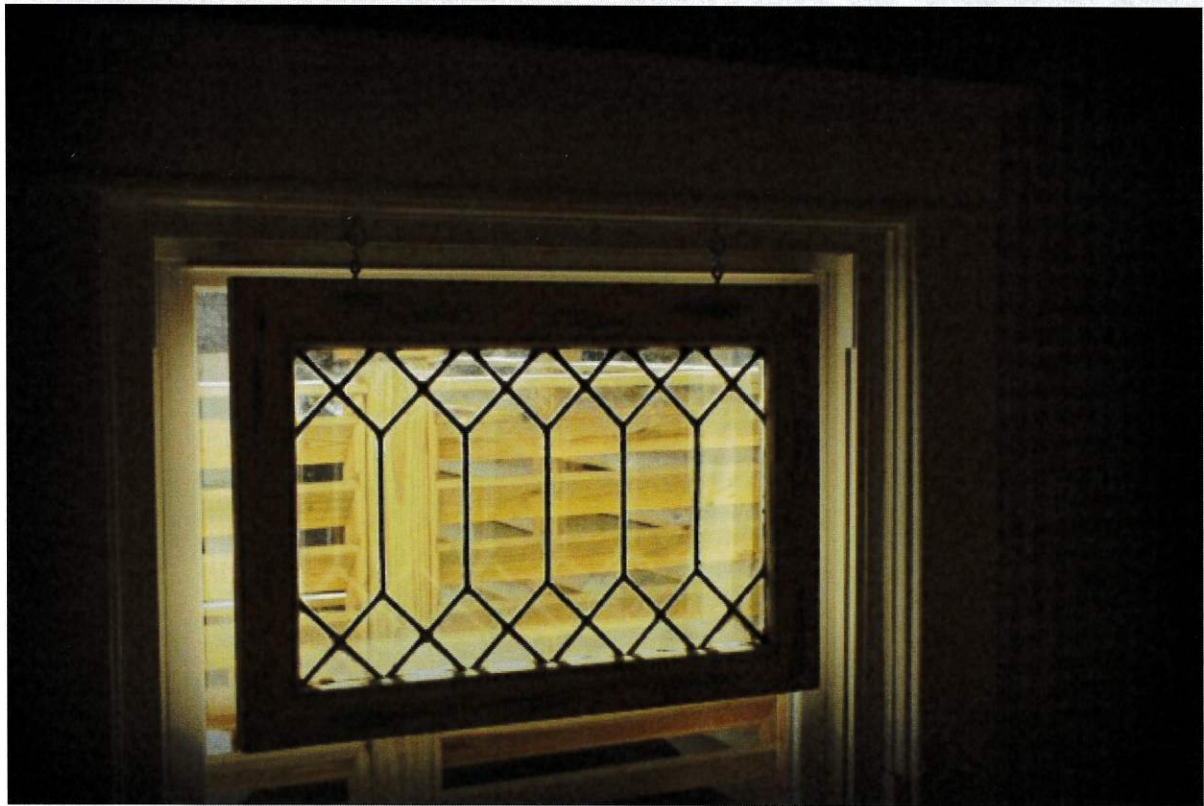




EIGHT
X
SAND

EIGHT
X
SAND

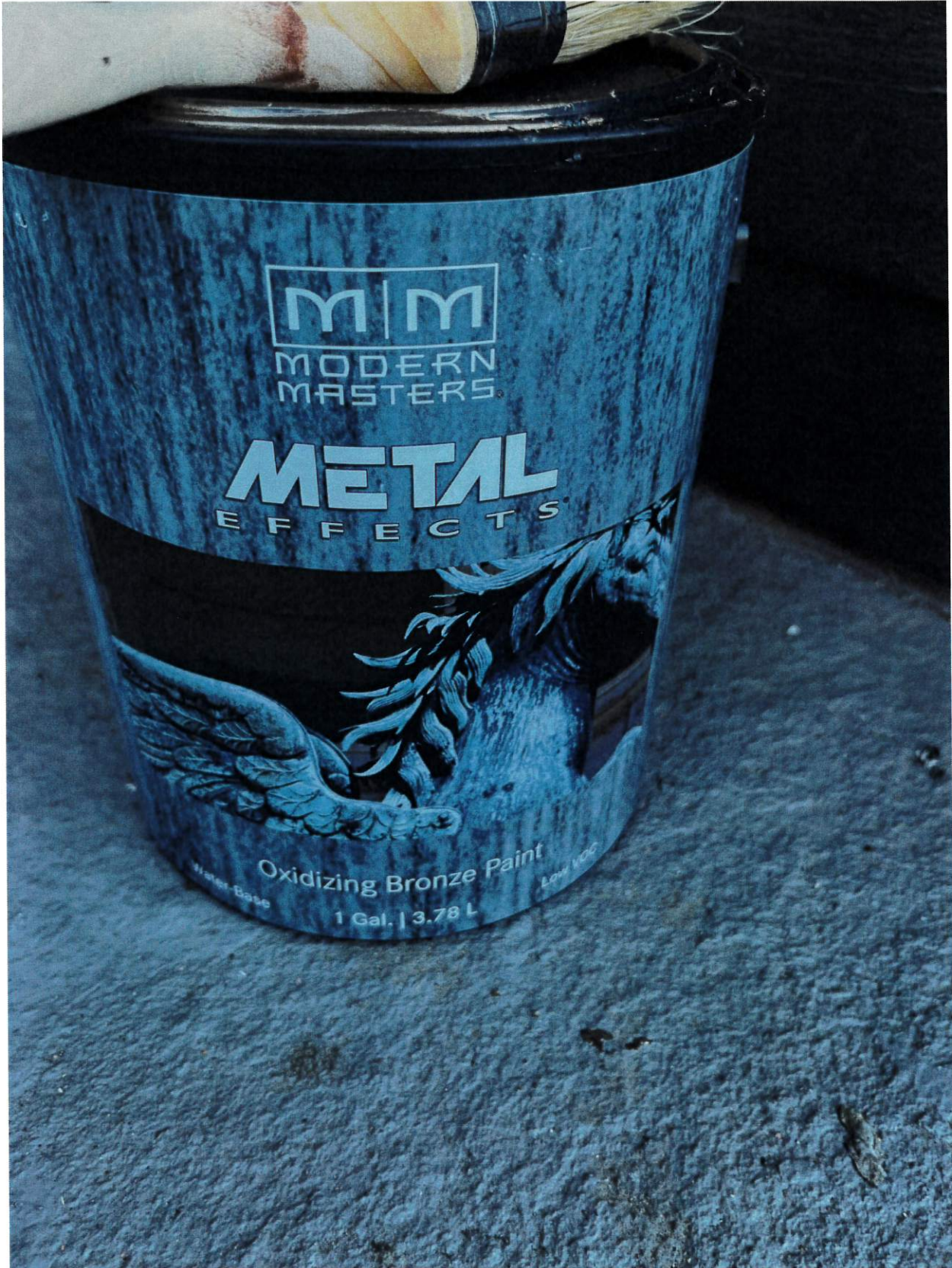






EIGHT
x
SAND





M|M
MODERN
MASTERS

METAL
EFFECTS



Water Base Oxidizing Bronze Paint Low VOC
1 Gal. | 3.78 L

Oct 10, 2024

The Village of Warwick

77 Main Street
PO Box 369
Warwick, NY 10990

RE: 19 Welling Place Renovation, Warwick, NY

Attn:

Michael Newhard, Village Mayor

Barry Cheney, Deputy Mayor

Boris Rudzinski, Building Inspector

Kristin Bialosky, Planning and Zoning Secretary

Members of the Architectural and Historic District Review Board (AHDRB)

To the Members of the Village of Warwick Architectural and Historic District Review Board:

This letter describes the exterior revisions to the proposed design for **19 Welling Place in the Village of Warwick**. As per the comments from the meeting on Sep 24, 2024, we provide these revised documents incorporating your suggestions.

The revised design aims to make the first-floor interior pop with color and let the exterior assume a subsidiary role. Therefore, we have performed the following changes:

1. **Storefront Glass Sill Height:** As the Board recommended, we changed the sill height on the storefront glass and extended the starter strip along the base.
2. **Contrasting Trim Colors:** Revising the proposed trim color responds to the board's comment about *too many vertical lines*. The proposed design removes the contrasting trim color. The proposed siding and trim are LP Smartside Midnight Shadow horizontal lap siding (simulating clapboard). The front lower level (below the canopy roof) is an LP Cedarmill smooth-finish panel with battens over the seams, aligning with the window trim.
3. **Board and Baton Siding:** The revisions to the proposed design introduce LP Smartside Tundra Grey board and baton siding in the gable ends.
4. **Street Elevation Canopy Roof:** The revised drawings reduced the depth of the canopy roof over the first-floor street elevation. The proposed roof finish material is metal seamed roofing finished with silver paint.

The other goals with the design have not changed. As stated previously, the goals include the following:

1. Fix any structural deficiencies, including the roof framing
2. **Create rhythm and organization with the exterior design including a relationship between the openings on the first floor and those on the second floor.**
3. **Create a connection to the street.**
4. Create a pedestrian way along Welling Place with new sidewalks and steps.
5. New asphalt-shingle roofing.
6. New hardware where applicable.
7. New Electric, Gas, Water and Sewer connections.
8. Improve the energy efficiency of the building with new insulation, envelope sealing, and HVAC systems.
9. New windows and doors with a simple, clean aesthetic.
10. New trim including cornerboards, fascia and rake trim, window and door casing.
11. New Siding: Clapboard with board and batton in the gable ends.
12. New soffit material.
13. New business signage including both blade signs and lettering on the entrance doors for each of the two businesses (to be submitted at a later date).

We hope our revisions are viewed favorable by the board.

Thank you for your time and dedication to the Village of Warwick.

Sincerely,

A handwritten signature in black ink that reads "Christopher Collins". The signature is written in a cursive, flowing style.

Christopher JP Collins, R.A. LEED^{AP}
Registered Architect, NYS License #028679

September 25, 2024

To whom it may concern,

My name is Patrica Bossolina, owner of C. Bossolina Group, LLC and property owner of 19 Welling Place, formally Mr. Bill's Auto repair. This letter is to grant permission for Christopher Collins of Base 10 Architecture permission to obtain all permits required for the proposed project located at 19 Welling Place.

Best regards,


Patricia Bossolina

VERONICA AVERY
Notary Public, State of New York
Reg. No. 01AV4808821
Qualified in Orange County
Commission Expires 01/31/2027





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 _____
Name: <u>Christopher Collins, RA Base 10 Architecture, PLLC</u>	
Mailing Address: <u>10 Nieland Drive, Warwick NY 10990</u>	
Phone Number: <u>845-988-0233</u>	Alt. Phone Number <u>Mobile: 845-774-9718</u>
Email Address: <u>chris@base10arch.com</u>	

Project Information
Business Name (if applicable) <u>C Bossolina Group, LLC, 21 Union Corners Road Warwick</u>
Project Address: <u>19 Welling Place</u> S/B/L # <u>207-5-25</u>
Property Owner: <u>Charlie and Patti Bossolina, 21 Union Corners Road Warwick</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.

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

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§ 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 1st Tuesday of the month.

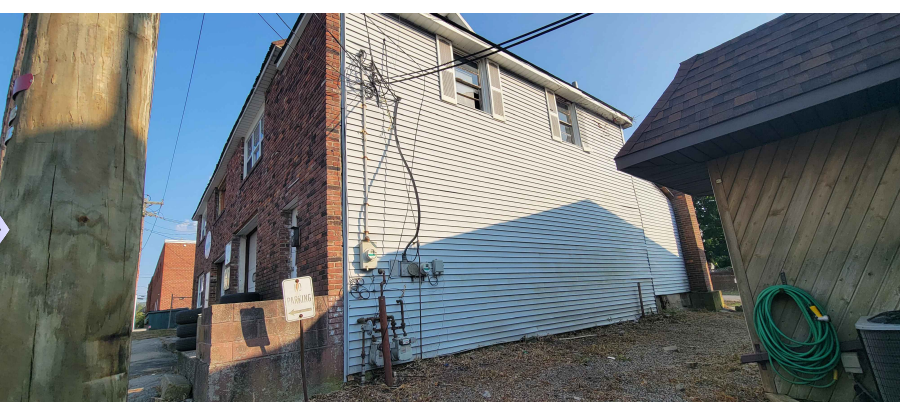
Please carefully review your application to ensure all required information is included with submission.

Any missing information will cause delays in the procedure.

Applicant Signature  Date September 25, 2025

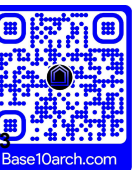
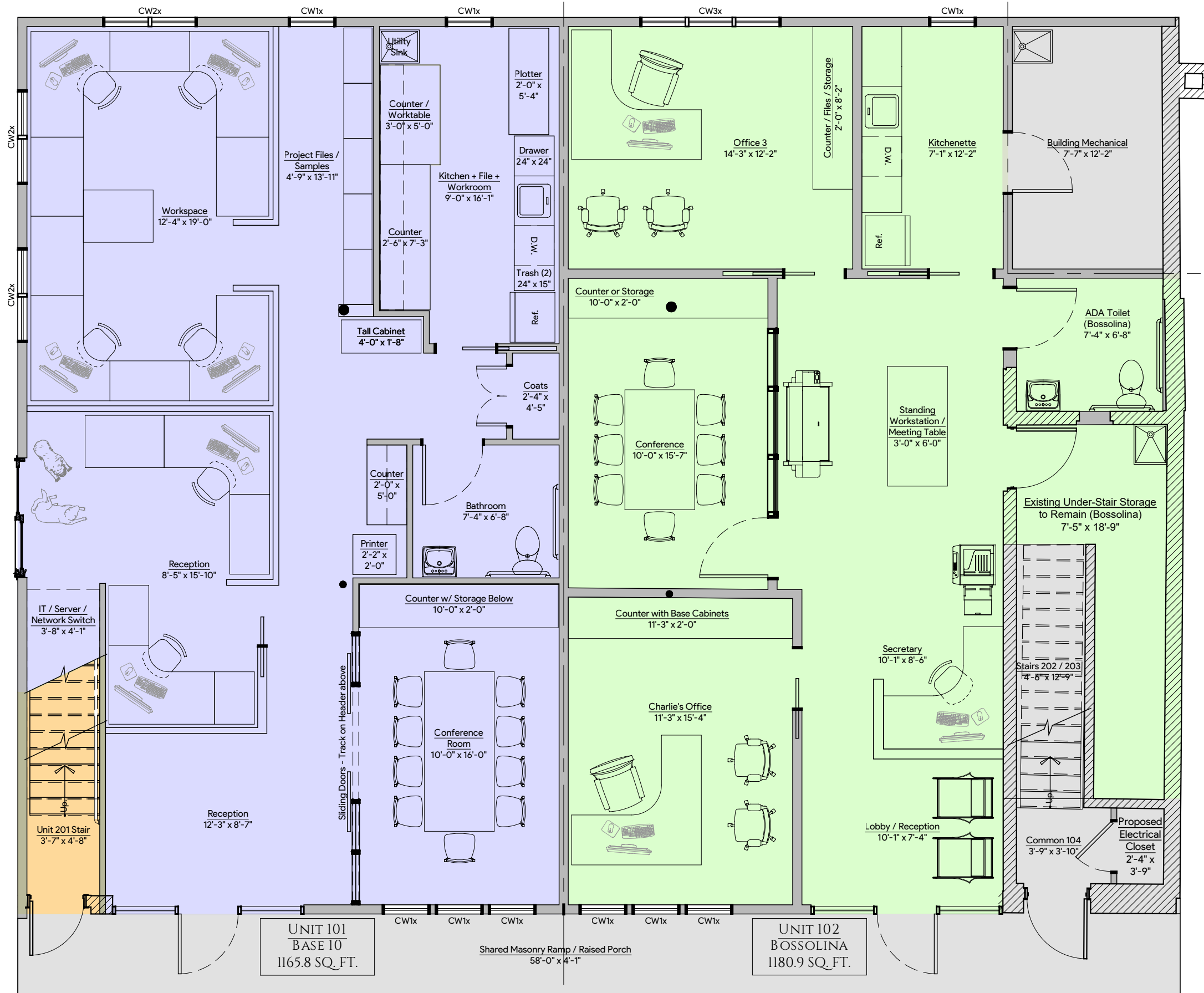
Internal Use Only

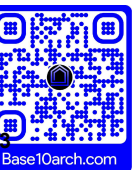
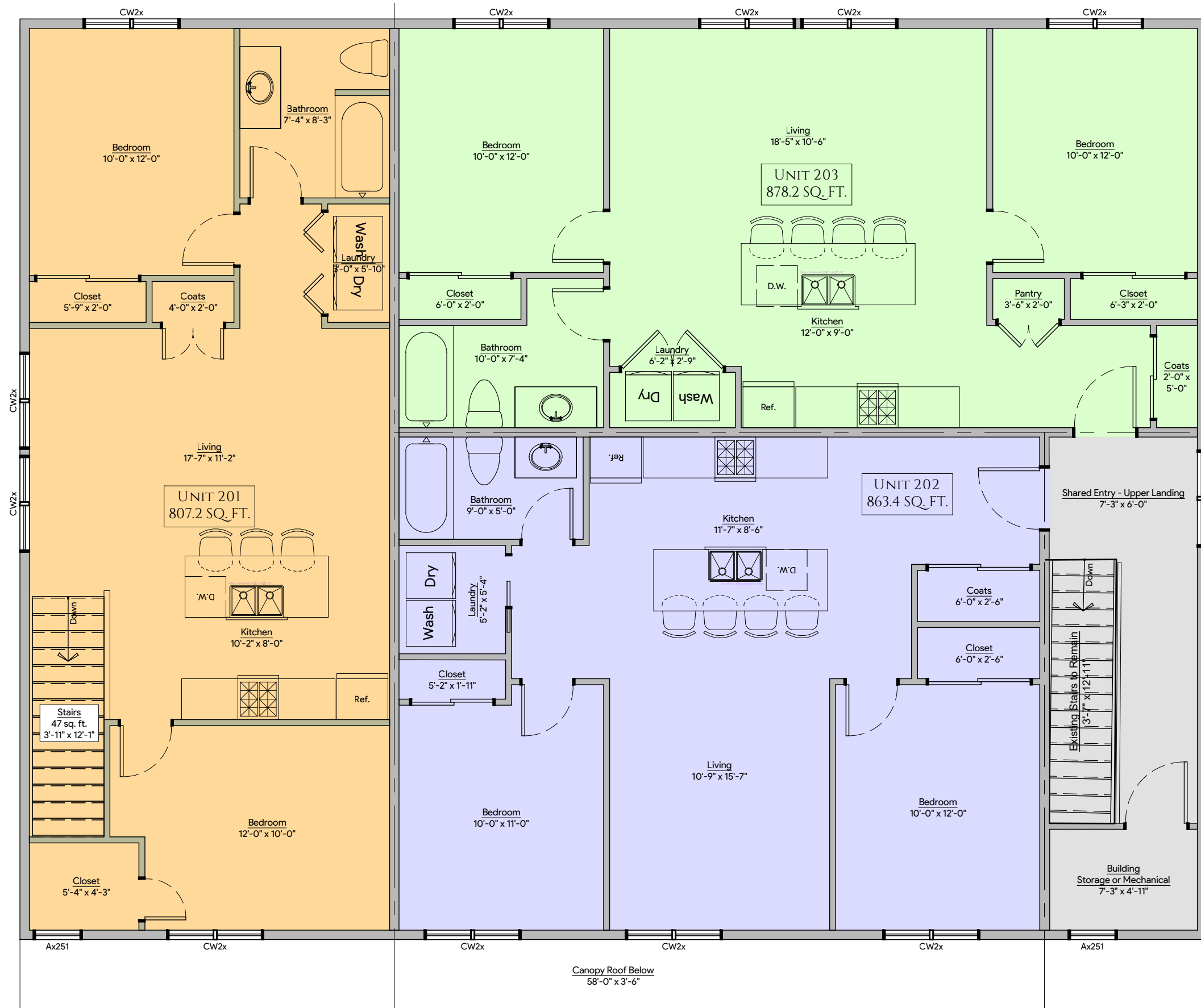
- Application complete as per code
- Application reviewed by the AHDRB on _____ meeting date
 - Approved
 - Approved with modifications
 - Denied
- Certificate of No Exterior Effect issued _____ date
- Applicant notified via email/letter
- Building Inspector, Mayor, Village Board, Planning Board, and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

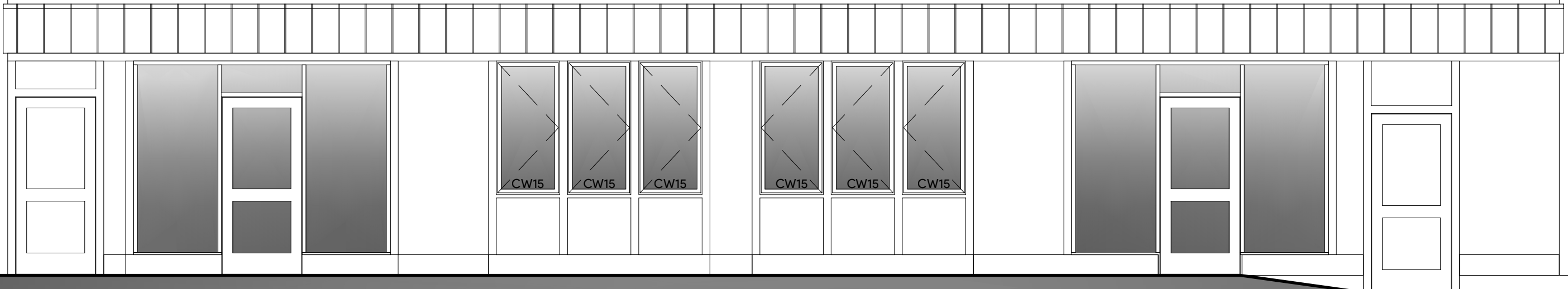
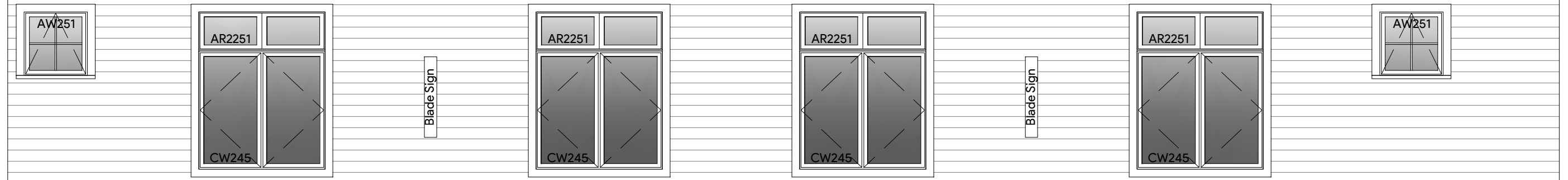
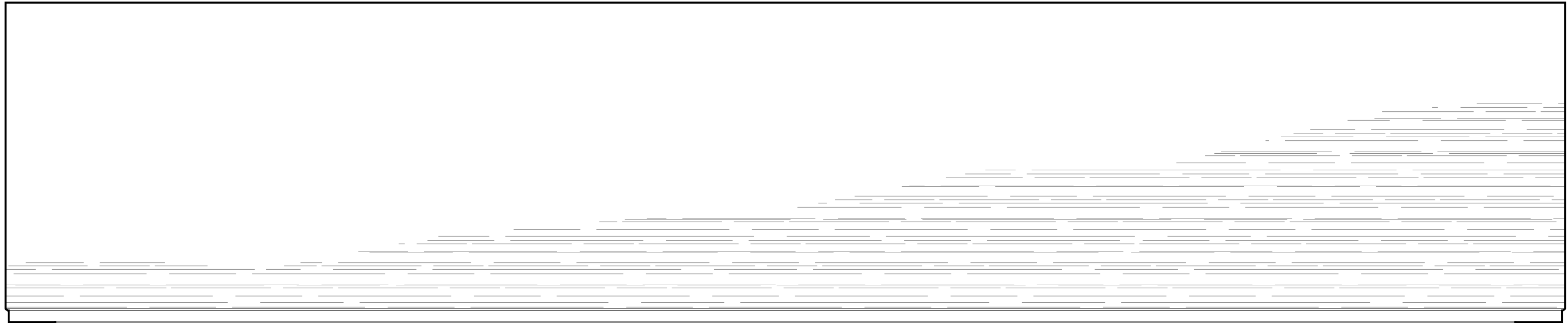


19-WELLING EXISTING CONDITIONS

SEP. 24, 24

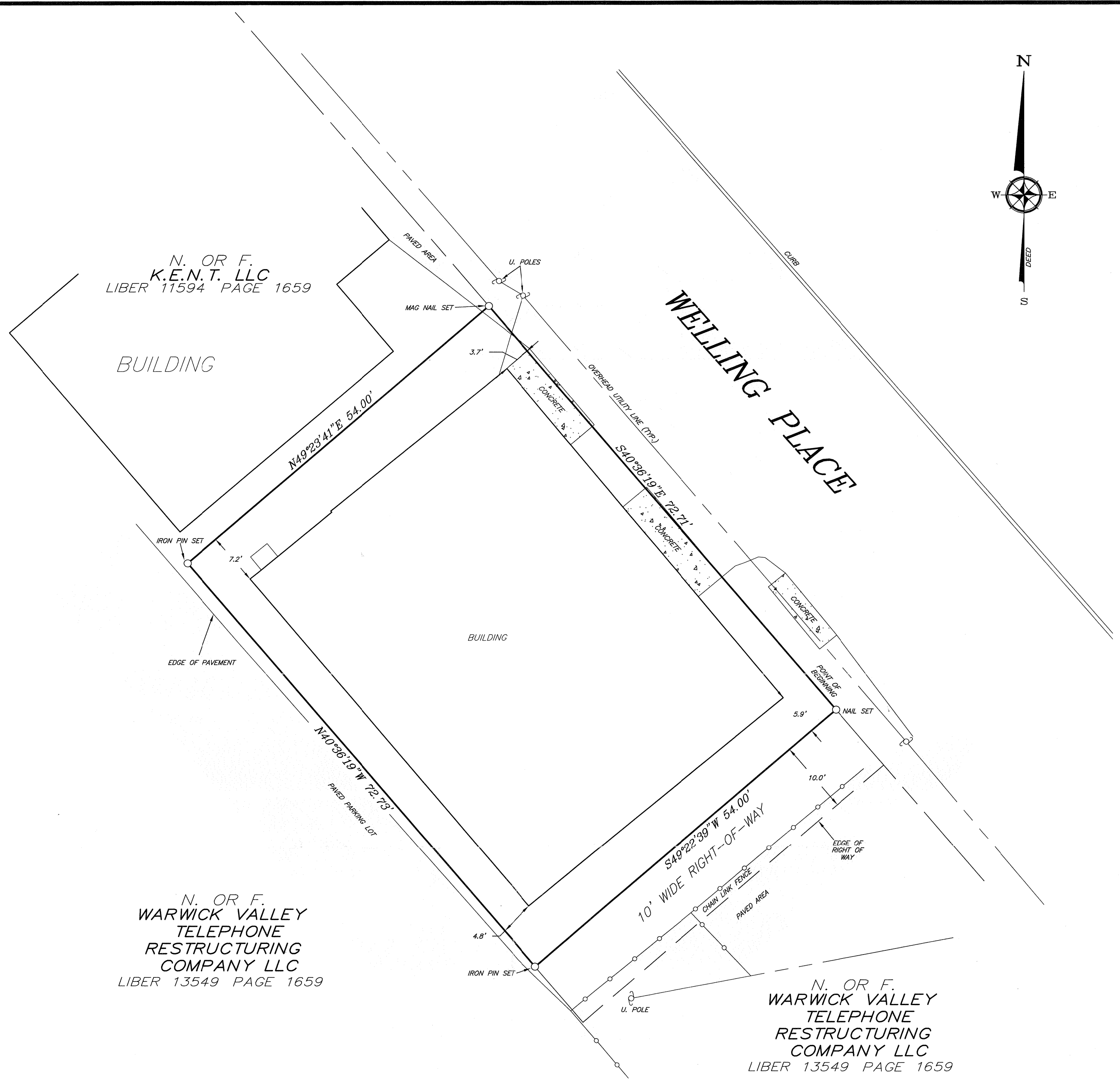
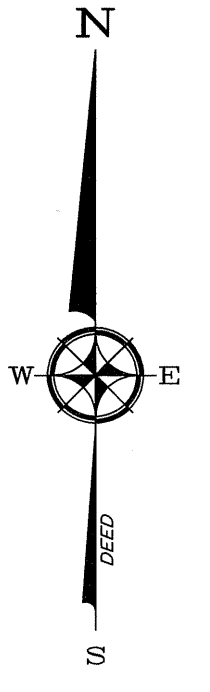












N. OR F.
K.E.N.T. LLC
LIBER 11594 PAGE 1659

BUILDING

N. OR F.
WARWICK VALLEY
TELEPHONE
RESTRUCTURING
COMPANY LLC
LIBER 13549 PAGE 1659

N. OR F.
WARWICK VALLEY
TELEPHONE
RESTRUCTURING
COMPANY LLC
LIBER 13549 PAGE 1659

SURVEY OF PROPERTY
FOR

C. BOSSOLINA GROUP, LLC

VILLAGE OF WARWICK
SCALE: 1" = 10'

ORANGE COUNTY, N.Y.
AREA = 0.090±ACRES

JANUARY 11, 2024

I HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON JANUARY 10, 2023

- * C. BOSSOLINA GROUP, LLC
- * WILLIAM A. MASTANDREA
- * WESTCOR LAND TITLE INSURANCE COMPANY

MAP NOTES:

1. TAX MAP DESIGNATION: SECTION 207, BLOCK 5, LOT 25
2. DEED REFERENCE: LIBER 2638, PAGE 237
3. UNLESS ILLUSTRATED AND NOTED BY POINT OF REFERENCE UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT SHOWN HEREON.
4. SURVEY SUBJECT TO THE FINDINGS OF AN UP TO DATE ABSTRACT OF TITLE.
5. DUE TO THE PRESENCE OF LARGE AMOUNTS OF ICE AND SNOW, ONLY SURFACE IMPROVEMENTS VISIBLE AT THE TIME OF THE SURVEY ARE SHOWN HEREON.

JOHN A. MCGLOIN, PROFESSIONAL LAND SURVEYOR
32 COLONIAL AVENUE, WARWICK, NEW YORK 10990
(845) 986-1262

COPIES OF THIS SURVEY NOT BEARING THE EMBOSSED SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID. GUARANTEES OF CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. UNAUTHORIZED ALTERATION OF THIS DOCUMENT, IN ANY WAY, CONSTITUTES A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, SECTION 7209, SUB-DIVISION 2.

[Signature]
JOHN A. MCGLOIN, N.Y. LIC.#49689
PROFESSIONAL LAND SURVEYOR
32 COLONIAL AVENUE
WARWICK, NEW YORK 10990

FILE No. 23-4098

Oct 10, 2024

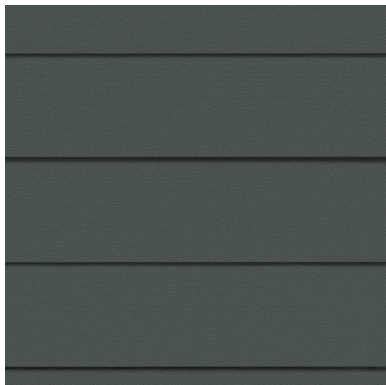
19 Welling Place, Warwick

Materials and Colors

Charlie and Patty Bossolina

1. **Siding and Trim:** LP Smart Side Expert Finish Midnight Shadow Lap Siding (Clapboard) (LRV 8.51) and Tundra Grey (LRV 76.44) board and batton, all in smooth finish ("Brushed")

Midnight Shadow



Tundra Grey

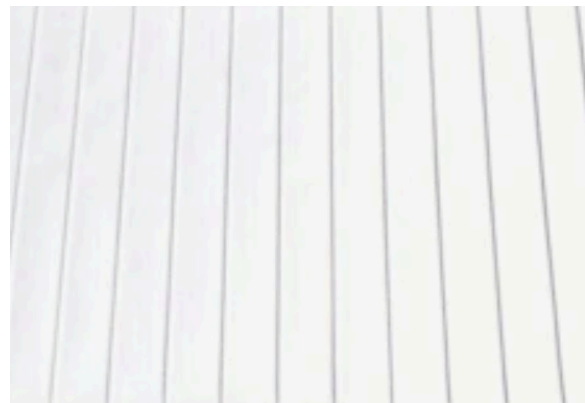


2. **Roofing:**

GAF Timberline Charcoal

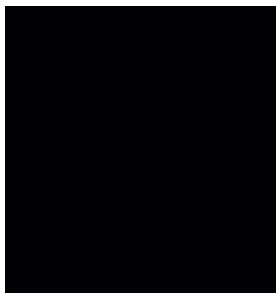


Silver Seamed Roof



3. **Windows & Doors:** Black:

Andersen or Marvin | Aluminum Storefront



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

Certificate of No Exterior Effect Application

Architectural and Historic Review Board (AHDRB)

Application Fee \$50.00

Paid Check # 344

Applicant Information	Date _____
Name: <u>Jennifer + Robert Lemin</u>	
Mailing Address: <u>12 Linden Pl Warwick NY 10990</u>	
Phone Number: <u>603 321 1948</u> Alt. Phone Number _____	
Email Address: <u>jLemin0422@gmail.com</u>	

Project Information
Business Name (if applicable) _____
Project Address: <u>12 Linden Pl Warwick Ny</u> S/B/L # _____
Property Owner: <u>Jennifer + Robert Lemin</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>

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The AHDRB meets on the 1st 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

10/18/24

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

Oct 10, 2024

The Village of Warwick

77 Main Street
PO Box 369
Warwick, NY 10990

RE: 12 Linden Place Warwick, NY
Residential Addition

Attn:

Boris Rudzinski, Building Inspector

Kristin Bialosky, Planning and Zoning Secretary

Members of the Architectural and Historic District Review Board (AHDRB)

To the Members of the Village of Warwick Architectural and Historic District Review Board:

This letter describes the exterior revisions to the proposed addition to the residence at **12 Linden Place in the Village of Warwick**. The project proposes the following:

1. **Kitchen Addition:** Add a twelve-foot by sixteen-foot, single-story addition to the rear of the home.
2. **Enclose Porch:** Enclose an existing rear and side covered porch to add conditioned space to the home.
3. **Stair Reconstruction:** Reconfigure two sets of exterior stairs. The construction will disrupt one stair and require reconfiguration and replacement. The other is weathered and worn, and it is time for replacement.
4. **Office Space:** Convert the existing kitchen to home office space.
5. **Bathroom Renovation:** Renovate an existing second-floor bathroom, reconfiguring the space to share this bathroom with other bedrooms.

Items one through three above will change the exterior of the building, while items 4 and 5 will have no impact.

The design goal is to make these newly constructed spaces appear to belong to the original design. One of the main goals of the design is to clean up the poorly constructed stairs on the exterior of the home. The colors and materials chosen will match the existing building.

Thank you for your time and dedication to the Village of Warwick.

Sincerely,



Christopher JP Collins, R.A. LEED^{AP}
Registered Architect, NYS License #028679

Photos of Existing Conditions:

Existing Stairs to be Rebuilt



Existing Side Porch to be enclosed

Location of Addition



This is the back of the house where the addition will be.

The colors will match what we have currently with the green/white.



Angle from the other corner of the back yard.

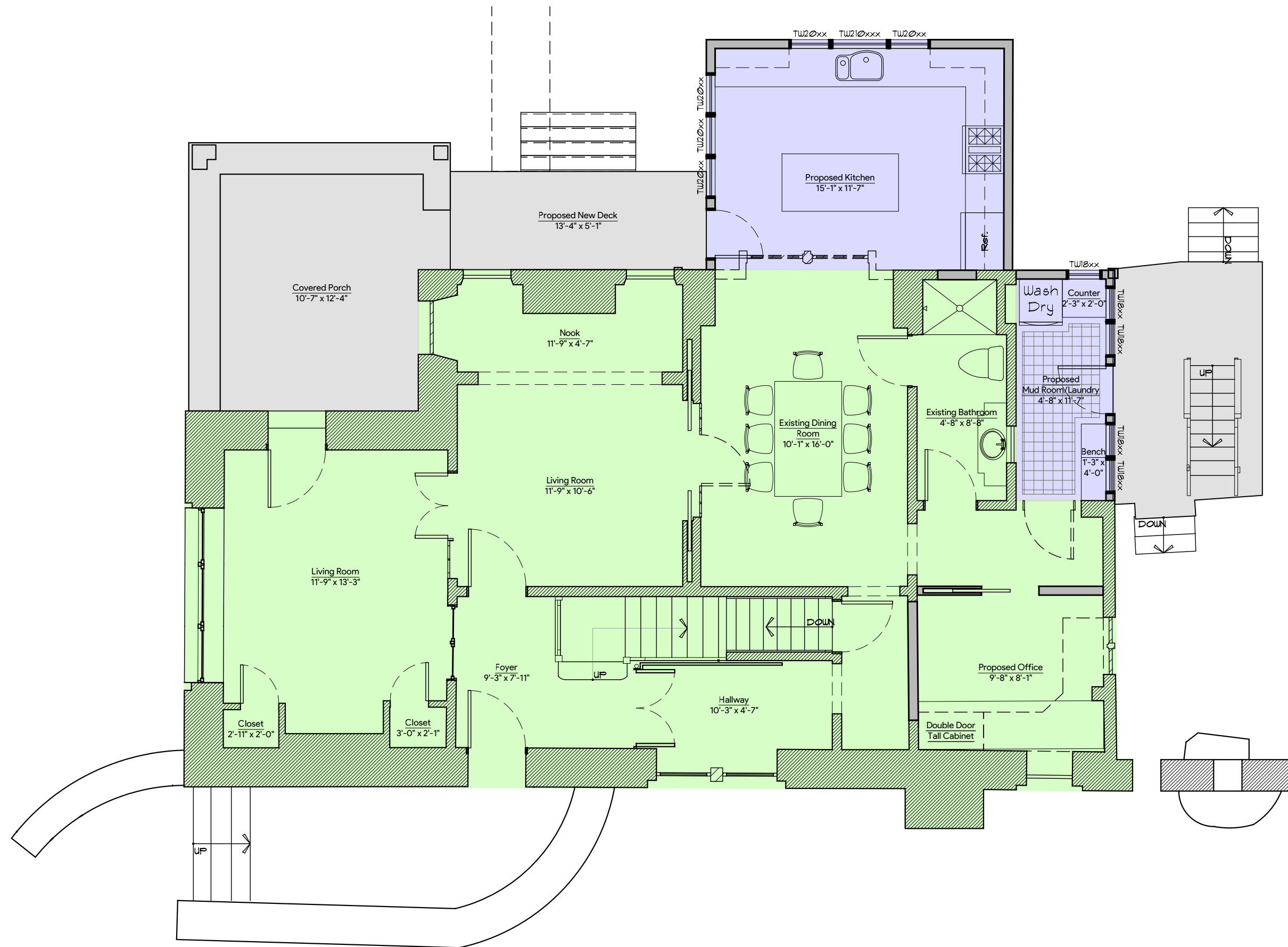


View from the corner of Clinton and Linden. The stone steps are the front entrance on the Linden Pl side.



Front of the house on the Linden side – hard to get a good picture here with the trees out front.







LEMING - ADDITION - PROPOSED EXTERIOR RENDERINGS
12 LINDEN PL.

OCT. 21, 24
SCALE: 1"=10'-0"

BASE10 ARCHITECTURE • PLLC
10 Nieland Drive | Warwick, NY 10090
845-988-0233 | archie@base10arch.com
Base10arch.com





Paint Colors



Benjamin Moore - Lehigh Green HC 131



Benjamin Moore - White Dove OC - 17



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



BORIS

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

VILLAGE OF WARWICK
INCORPORATED 1867

Date Submitted: 9/18/24

** Need BY
Friday Please
Sept 20th
TY*

SIGN APPLICATION TO BE APPROVED BY BUILDING INSPECTOR

Project Name: Flower Shop

Address: 10 Main St

Sign Design is Approved:

1. Zoning District: CB - CENTRAL BUSINESS
2. Sign Type: WALL SIGNS, LOOKS LIKE PLACED OVER EXISTING WINDOWS
3. Size: OK 2 SIGNS, 12.5 sq ft + 16.5 sq ft TOTAL 29 sq ft
23' LINEAR STREET FRONTAGE 145-81 D.5.a
4. Design: EXCEEDS 5 WORDS INCLUDING SYMBOLS 145-81 J.3.b
5. Lettering Percentage: OK - EXCEEDS 60% OF SIGN AREA BUT NO BACKGROUND
6. Location of Sign: WALL SIGNS APPEAR TO BE PLACED OVER WINDOWS.
NO OPPORTUNITY TO PLACE ABOVE WINDOWS. 145-81 D.5.h
7. Illumination: OK - NO ILLUMINATION

COMMENTS: Door & window LETTERED WITHOUT APPROVAL, SEE 145-81 D.5.i
ATTACHED PHOTO. ONLY 2 SIGNS PERMITTED INCLUDING
ANY WINDOWS/DOORS LETTERED. ONLY NEAR SIGN IN WINDOWS!

Boris Rudzinski, Building Inspector: Boris Rudzinski, 9/20/2024

10 MAIN ST TAKEN 9/20/2024 2:00 PM



↑ 145-81 D.S.H or 145-81 D.S.I





28" W

50" H

Flower Shop
—*—*—*—*—
*A Premier
&
Family Owned
Luxury
Floral Boutique
in Warwick*
—*—*—*—*—

12.5 sq ft



16.52 sq ft

29 sq ft TOTAL

MARIE'S
FLORAL DESIGNS



Flowers
for all
Occasions

845-814-1555

www.Mariesfloraldesigns.com

Gold color
pantone 457C

Black is (Black
HC-190)
Historic Collection
Color.

77 Main Street
Post Office Box 369
Warwick, NY 10990
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(845) 986-2031
FAX (845) 986-6884
mayor@villageofwarwick.org
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 # 6073

Applicant Information

Date _____

Name: Mariam Gelashvili

Mailing Address: 10 Main Street, Warwick NY 10990

Phone Number: 845-814-1555 Alt. Phone Number 347-339-1525

Email Address: Marie@mariesfloraldesigns.com

Project Information

Business Name (if applicable) Marie's floral designs

Project Address: 10 Main Street, Warwick S/B/L # _____

Property Owner: Alfred Nazari

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

VILLAGE OF WARWICK
INCORPORATED 1857


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

Project Information
Applicant Name: Mariam Gelashvili
Name of Business: Marie's Floral Designs Inc.
Address of Proposed Sign: 10 Main Street Warwick, NY 10990

Property Owners Information
Name: 33 Treasure, LLC c/o Alfred Nazari Manager
Mailing Address: PO Box 56 Bronxville, NY 10708
Phone Number: 917 553-9992 Alt. Phone Number _____
Email Address: Sevan.llc@me.com

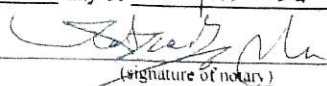
I, Alfred Nazari Manager, owner of 10-12 Main Street,
(printed name of property owner) (address of property)

Warwick, NY 10990, grant permission to Mariam Gelashvili to add a new sign or to
(printed name of applicant)
modify/relocate an existing sign located on my property.

Signature of Owner:  Date: 9/11/2024

Form must be notarized.

State of New York
County of Westchester

Subscribed and sworn before me this
11 day of September, 2024

(signature of notary)

AHN TED TAESHNIK
Notary Public, State of New York
No. 01AN6286995
Qualified in Westchester County
Commission Expires 08/05/2025

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.



VILLAGE OF WARWICK

INCORPORATED 1867

New Permanent Sign Application

Application Fee \$50.00

Paid Check # 6074

Project Information	Date: _____
Applicant Name: <u>Mariam Gelashvili</u>	
Name of Business: <u>Marie's Floral Designs</u>	
Project Location: <u>10 Main Street, Warwick NY</u> S/B/L # _____	
Mailing Address: <u>10 Main Street Warwick NY 10990</u>	
Phone Number: <u>845-814-1555</u> Alt. Phone Number: <u>347-339-1525</u>	
Email Address: <u>Marie@mariesfloraldesigns.com</u>	
I, the applicant, am the property owner of the project location	
<input type="checkbox"/> Yes, _____	Date: <u>09.10.2024</u>
<small>owner's signature</small>	
<input checked="" type="checkbox"/> No *If the applicant is not the property owner, then the applicant must present a notarized 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

- For signs to be located on buildings, linear frontage of the building is required _____ feet/inches
- Zoning district: _____
*To find your district go to: <https://villageofwarwick.org/wp-content/uploads/2018/01/zoning-map-2017-v2-090317.pdf>
- 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

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 2nd Tuesday of the month. The AHDRB meets on the 1st 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

M. Ger

Date 09.10.24

Internal Use Only

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

Planning Board referred to the AHDRB via a motion on _____
meeting date

Application reviewed by the AHDRB for appropriateness on _____
meeting date

Recommendation of AHDRB

- Meets aesthetics criteria
 Concerns (attached discussion from AHDRB)

The project is zoned within the Historic District:

Yes **If yes and approved, the AHDRB will issue a Certificate of No Effect or of Appropriateness to be given back to the Planning Board where the application for a sign permit is to be approved, modified, or denied via motion during a regular scheduled meeting.*

No **If no, the application will receive a review and recommendation by the AHDRB which is handed back to the Planning Board for a final decision during a regular scheduled meeting. A Certificate of No Effect or of Appropriateness is not needed.*

Recommendation/Certificate presented to the Planning Board on _____
meeting date

- Approved by Planning Board
 Approved with modifications _____
 Denied, reason _____

Sign Permit issued by the Code Enforcement Officer, _____ on _____
name of licensing authority date