

**ARCHITECTURAL AND HISTORIC DISTRICT REVIEW BOARD
VILLAGE OF WARWICK
NOVEMBER 7, 2023**

The Regular Meeting of the Architectural and Historic District Review Board of the Village of Warwick was held on Tuesday, November 7, 2023, at 4:30 p.m. in Village Hall, 77 Main Street, Warwick, NY. Present was: Chairman, Michael Bertolini, Review Board Members: Jane Glazman, Chris DeHaan, Matthew LoPinto, and Alternate Glenn Rhein. Review Board Member, Matthew Finn, was absent. Also present, was Deputy Village Clerk, Jennifer Mante and Secretary to the Planning Board, Kristin Bialosky. Other's present: Kevin Wilson, John Contreras, Keith Yodice, Robert Kennedy, Jeff DeGraw, Matt Spain, Rosemary Chavez, Mayor, Michael Newhard, and Trustee Thomas McKnight.

Chair Michael Bertolini called the meeting to order and led in the Pledge of Allegiance. The Village Clerk held the roll call.

Acceptance of Minutes

A **MOTION** was made by Chris DeHaan, seconded by Matthew LoPinto, and carried for the Acceptance of Minutes: October 3, 2023, Special Meeting

The vote on the foregoing motion was as follows:

Michael Bertolini Aye Chris DeHaan Aye Jane Glazman Aye
Matthew LoPinto Aye Glen Rhein Aye

Discussion

1. 8 Forester - seeking approval of exterior colors/materials

Bo Kennedy explained that he plans to match the existing colors to the new parts of the building. The following Recommendation was decided by the Board:

- Applicant will return: Bring examples and or samples of colors, before a final approval is made; the colors suggested at the meeting were matching existing colors, Sherman Williams Georgian Brick to match existing red, Forest Green to match shutters, Anderson White for the wood trim
- Windows to not be black, but to match existing color on building currently

2. 93 – 95 Main Street, Dunkin' – preliminary discussion

Rosemary Chavez, the representative for Dunkin' went over the renderings and explained the proposed exterior upgrades to the building.

The owner of the property, Bo Kennedy, didn't have an issue with the new colors, but was concerned the new color scheme would not match the rest of the complex, but added that he was not opposed to a refresh, as the complex was now seven or eight years old.

The Board was in favor of the new proposed colors and didn't necessarily think Mr. Kennedy would have paint the rest of the complex to match, but suggested they wait to see the results and when it was time for a refresh the Board would take another look. The following Recommendation was decided by the Board:

- Approved - Sherwin-Williams SW 7019 Gantlet Gray (PTE – 01)
Sherwin-Williams SW 7069 Iron Ore (PTE – 02)
Sherwin-Williams SW 6840 Exuberant Pink (PC – 12)
Sherwin-Williams SW 6885 Knockout Orange (PC – 13)
- Approved - Sign wording is going from Dunkin' Donuts in a gray color to Dunkin' in the SW 6840 Exuberant Pink (PC – 12)
- Approved - 93 Main Street free standing sign approved to change Dunkin' Donuts to Dunkin', keeping the same font/color as existing

3. 8 West Street – Warwick Wine Bar - seeking approval of pavers, fence, and exterior patio

Keith Yodice presented the new sign and exterior esthetics through self-created renderings. The new sign would be in the same location as the preexisting sign but be shorter and more elegant. Dimensions were discussed concluding that Mr. Yodice intended the new sign be shorter, but a little higher for better visibility with the color being New London, Burgundy, flat, HC-61. Mr. Yodice suggested white trim around the edges, of which the Board did not agree with, as the sign was not rendered with the trim. The Board liked the color of the sign as proposed and the font.

Chairman Bertolini asked about the finishes on the two front doors.

Mr. Yodice replied that the doors were wood, historical, and around 100 years old. It was further explained that the doors would be sanded, redone, resealed, and painted white.

Chris DeHaan focused back on the sign and asked the width and the applicant, Mr. Yodice, stated it was about 60 inches.

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Mr. DeHaan remarked that the submission must be clear and concise on the approval as the inspector must inspect what has been approved by the Board, and gave examples of the specific colors, font, and size.

Jane Glazman commented on the lack of details on the proposed fence and stated the Board needed to know the material, height, length and style.

The Board wanted to see a detailed rendering of the project. Chris DeHaan added that he wanted to see an accurate drawing and elevation drawing of the project and stated how the Board was trying to get away from what was done in the past and what Mr. Yodice submitted was very vague. The Board concluded there was not enough sufficient detail in the provided drawing to decide.

Chris DeHaan stated an accurate drawing and elevation drawing of what the applicant is doing. We are trying to get away from what was done in the past and what was submitted was very vague. We need to know all the details and there is not sufficient detail in this drawing to see what that actual aesthetic is.

The following Recommendation was decided by the Board:

- Approved -Sign, that was presented, New London, Burgundy, flat, HC-61 and font that was presented in photo
- Approved - Grey townscape pavers for front paver stone patio
- Approved - Concrete footers for the pergola
- Applicant will return: Detailed rendering with elevations for pergola and detailed drawing with specifics.
- Applicant will return: Picture or samples of exact spindles and fencing to surround front paver stone patio

4. 63 Wheeler Avenue – seeking recommendations of current renderings

Board member Chris DeHaan recused himself from the conversation pertaining to 63 Wheeler Avenue.

The applicant's architect, Jeff DeGraw, presented material changes regarding the siding. Mr. DeGraw stated at this meeting he wants to move the project toward a final list for approval. Mr. DeGraw explained how the existing siding could not be reused and that board and batten would be used on the dance hall part of the building, in a white color with a dark asphalt roof. The wood siding on the front part of the building had been changed to a vertical placement instead of horizontal and would have a brushed stain look with dark bronze windows. The Board liked the siding change and proposal of windows. A specification list was requested by Chairman Michael Bertolini additionally, the Board requested they see the other two sides of the building in the rendering. The specifications for the lights would be presented at another AHDRB meeting.

The following Recommendation was decided by the Board:

- Approved - dumpster enclosure was approved as rendered
- Applicant will return: The Board felt they were heading in the right direction; more detailed renderings to see all sides of the building and a specification list on the architectural plans.

5. 10 Railroad Avenue – Greenview Tavern sign application

The applicant, Matt Spain presented new signage to be printed on the existing black awning at 10 Railroad Ave. as well as a new physical sign to be placed on the existing bracket attached to the building. Chair Bertolini expressed that the new sign was easier to read. Mr. DeHaan wanted to know if the building inspector had looked at the sign and if it was in compliance, Deputy Clerk, Jennifer Mante confirmed.

The following Recommendation was decided by the Board:

- Approved- Colors and Font – black and white color presented; Font presented
- Approved- Placement of the lettering on the awning presented; approved
- Approved- Sign as presented; a new sign will be hung on the existing bracket that the previous owner had the sign on. The building inspector, Boris Rudzinski, confirmed it followed the Village code.

6. 43 – 45 Colonial Avenue – seeking approval of shutters, windows, and doors;

The applicant, Kevin Wilson presented:

Mr. Wilson said the shutters will be an intact shutter that is louvered; the color choice to be Wineberry. The color of the green siding; James Hardie; mountain sage was shown and the trim color of Cobblestone. Intact shutter louvered in the color of wineberry with open keepers but not functional as the windows are casement windows. Chris DeHaan inquired about the size of the shutters. The shutters, Kevin Wilson explained, will lay over the siding, over the trim window, as if they could close. The size of the shutters was discussed as to being the length of the window and was approved. Kevin Wilson asked the Board what they would like to see for the columns and posts. Mr. DeHaan stated he would like an updated, more accurate drawing of the porch, column, railing, and post on the bottom. It was suggested to look at old homes around the Village. The lattice under the deck was discussed and the Board requested to have a rendering done. Chris DeHaan suggested a panel such as a framed picture with a piece of trim, of three and a half inches of trim all the way around, simply hung. The homeowner requested to leave the bottom part of the porch open with no lattice or encasement. The Board did not like this idea and wanted to further discuss it at the next meeting. Chairman Bertolini commented that leaves would accumulate under the porch if left open, and it would be hard to take care of. The Board did not like the idea of leaving the space open and requested that Mr. Wilson go back to the homeowner on the issue.

Black windows, that were not approved at the previous meeting, had been installed on the home and Mr. DeHaan said the likelihood of the windows being removed was unlikely. Jane Glazman asked if everyone was okay with the black windows under the circumstance presented and the

Board all agreed to leaving them without penalties in considering costs to the builder. Mr. Wilson explained the situation that led up to the black windows being installed, without approval, presenting proof that the builder had attempted to cancel the window order but was unable to do so.

The following Recommendation was decided by the Board:

- Approved- Black windows, board member Michael Bertolini requested the shutters to cover as much black as possible on the outer window.
- Approved-Wineberry louvered shutters with open keepers; size and width of window
- Applicant will return: The porch is going to require additional approvals, and accurate drawing of that representation and specific materials used.
- Applicant will return: Updated more accurate drawing of the porch, column, railing, post and the underneath decking.
- Applicant will return: To show picture of Front Door style and color

7. AHDRB Rules of Meeting Procedure

The Rules of Meeting Procedure was introduced to the AHDRB. The Board decided it would be looked at and discussed again at the next meeting.

Kristin Bialosky, Planning Board Secretary