

**ARCHITECTURAL AND HISTORIC DISTRICT REVIEW BOARD  
VILLAGE OF WARWICK  
OCTOBER 1, 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: September 3, 2024

The vote on the foregoing motion was as follows:

Michael Bertolini \_\_\_\_\_ Chris DeHaan \_\_\_\_\_ Jane Glazman \_\_\_\_\_

Matthew LoPinto \_\_\_\_\_ Glenn Rhein \_\_\_\_\_

**Discussion**

1. **10 Main Street – Mariam Gelashuli**

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

A. Color of Sign and Design

B. Placement

2. **19 Welling Place – Chris Collins & Charlie Bossolina**

Seeking approval of Certificate of No Exterior Effect

3. **8 Forester Ave. – Bo Kennedy**

Seeking approval of Certificate of No Exterior Effect

**Adjournment**

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



↑ 145-81 D.S.h or 145-81 D.S.i







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](http://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  
[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 # 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

\* 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)



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 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 [Signature]

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

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

[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.



VILLAGE OF WARWICK  
INCORPORATED 1867

New Permanent Sign Application

Application Fee \$50.00

☒ Paid Check # 6074

Project Information

Date: \_\_\_\_\_

Applicant Name: Mariam Gelashvili  
Name of Business: Marie's Floral Designs  
Project Location: 10 Main Street, Warwick NY S/B/L # \_\_\_\_\_  
Mailing Address: 10 Main Street Warwick NY 10990  
Phone Number: 845-814-1555 Alt. Phone Number: 347-339-1525  
Email Address: Marie@mariesfloraldesigns.com

I, the applicant, am the property owner of the project location

☐ Yes, \_\_\_\_\_ Date: 09.10.2024  
owner's signature

☒ 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](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>

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](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

*M. Geis*

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





BORIS

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 1 NEON SIGN IN WINDOWS?

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

Nov 11, 2021

## **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 proposed use, intent, occupancy, and aesthetic of the building and property at **19 Welling Place in the Village of Warwick**. To orient you, this is the former location of Mr. Bill's Automotive Repair facility.

Charlie and Patty Bossolina, residents of the Town of Warwick, own the building and property. They purchased it from Charlie and Patty's brother-in-law, William (Bill) Mastandrea.

**The current state of the building at 19 Welling Place is in dire need of renovation and a total refresh.** Its appearance is unwelcoming, with no connection to the street. The brick is failing, the windows are cracked, and the frames are rotten. The roof leaks and the exterior doors do not operate properly. Pedestrian access is poor, with the building entrances prohibiting accessible entrances.

**Charlie and Patty envision investing in this building to transform it into a visible, accessible, and attractive renovation.** The plan is to house two established local businesses in the first-floor office space: **Base 10 Architecture, PLLC**, and **C. Bossolina Construction Inc.** The second floor is designed to accommodate three apartments, each with two bedrooms. Two apartments will share a common stairwell, and the third will have a dedicated stair.



**The following are the goals for the design of the exterior renovation:**

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 hardware.
14. New business signage including both blade signs and lettering on the entrance doors for each of the two businesses.

We eagerly anticipate presenting this project to the board and hope you view it as we have: a necessary step toward continuing the revitalization of the side streets of Warwick's charmed shopping district.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher Collins". The signature is fluid and cursive, with a large initial "C" and a stylized "J" and "P" for the middle initials.

Christopher JP Collins, R.A. LEED<sup>AP</sup>  
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: Christopher Collins, RA | Base 10 Architecture, PLLC

Mailing Address: 10 Nieland Drive, Warwick NY 10990

Phone Number: 845-988-0233 Alt. Phone Number Mobile: 845-774-9718

Email Address: chris@base10arch.com

#### Project Information

Business Name (if applicable) C Bossolina Group, LLC, 21 Union Corners Road Warwick

Project Address: 19 Welling Place S/B/L # 207-5-25

Property Owner: Charlie and Patti Bossolina, 21 Union Corners Road Warwick

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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 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

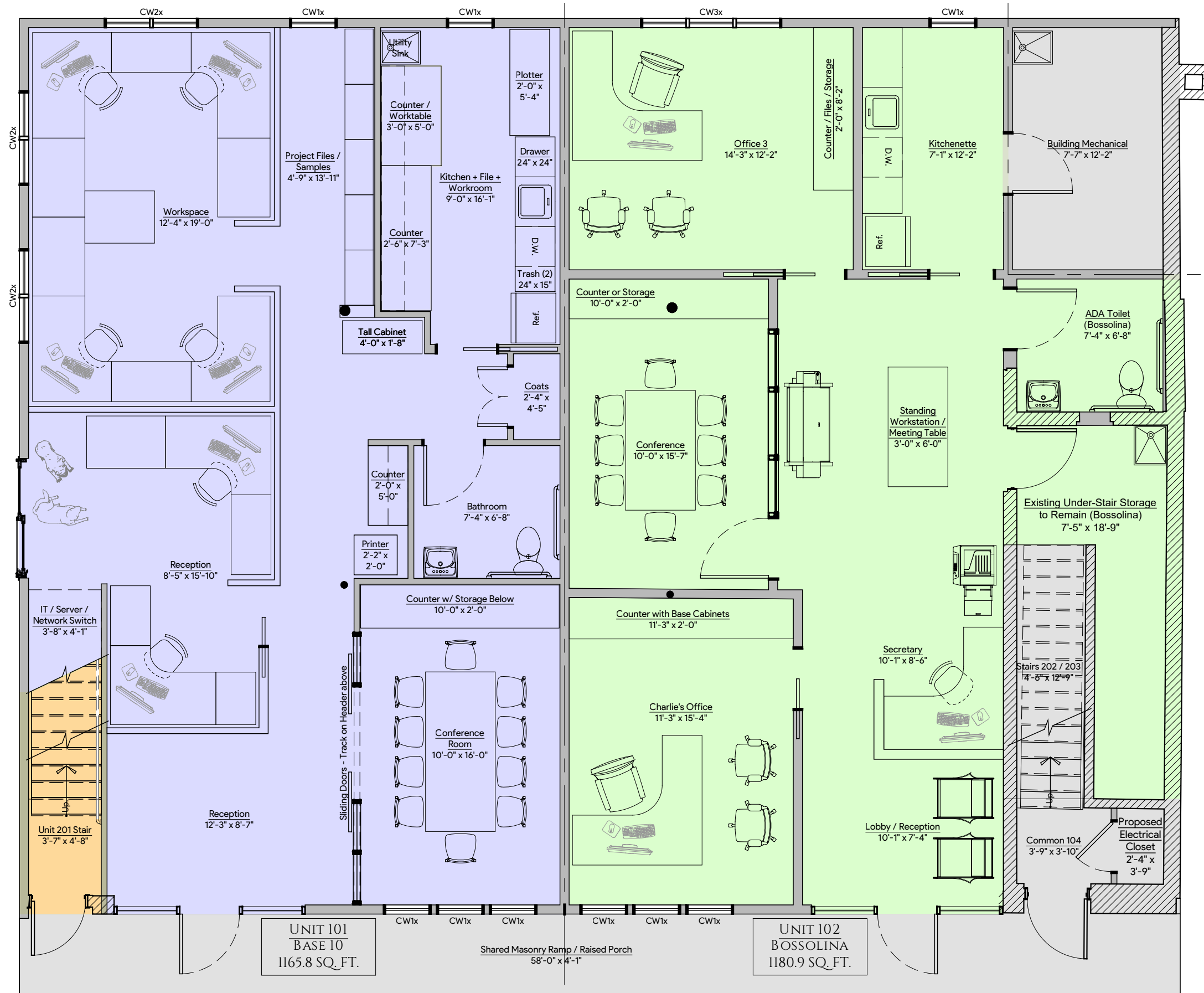




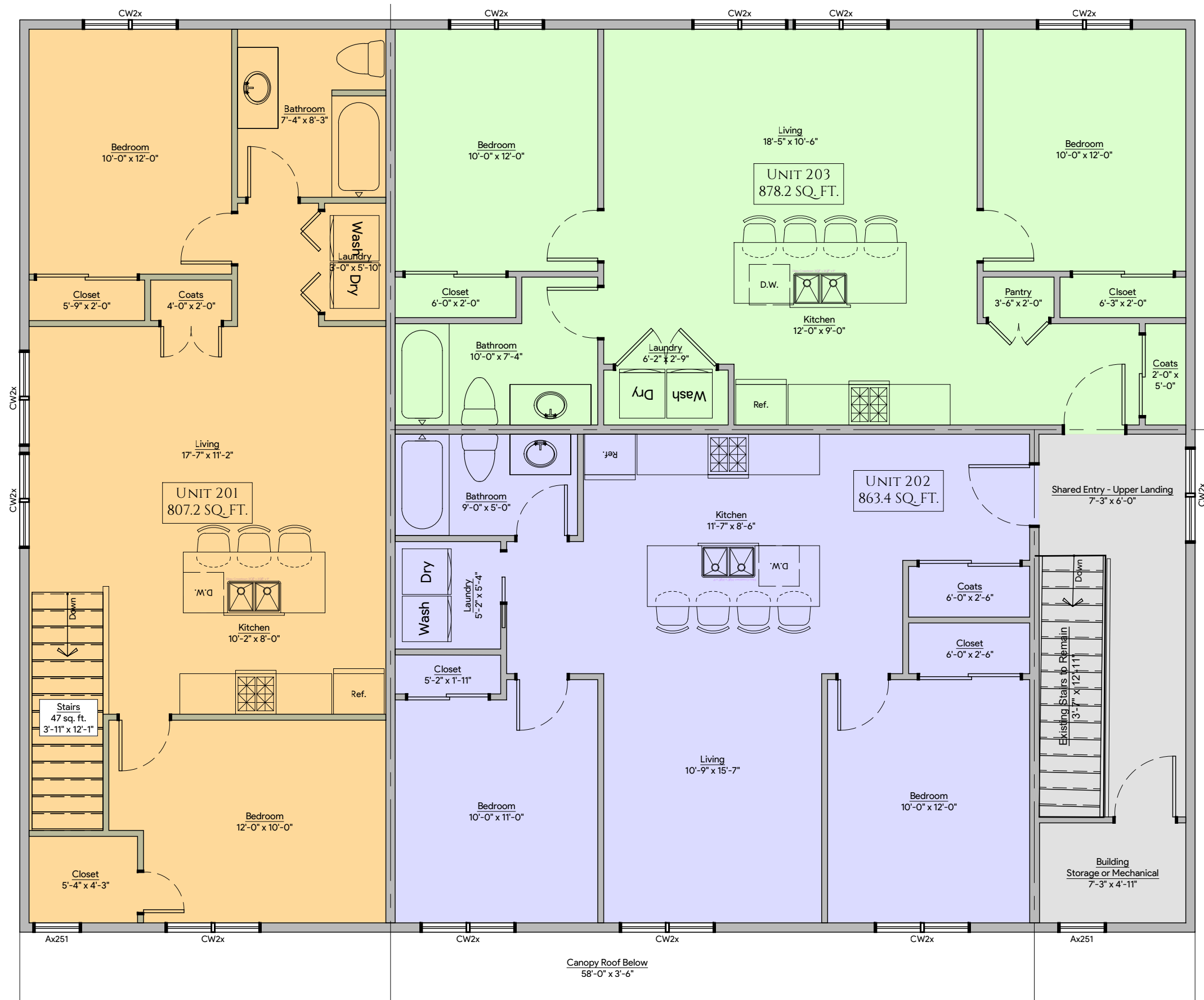
19-WELLING EXISTING CONDITIONS

SEP. 24, 24











19-WELLING DESIGN: PROPOSED STREET ELEVATION

SEP. 24, 24

SCALE: 1/4" = 1'-0"

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







19-WELLING DESIGN: PROPOSED STREET ELEVATION

SEP. 24, 24

**BASE10**  
ARCHITECTURE • PLLC

10 Nieland Drive | Warwick, NY 10090  
845-988-0233 | archie@base10arch.com





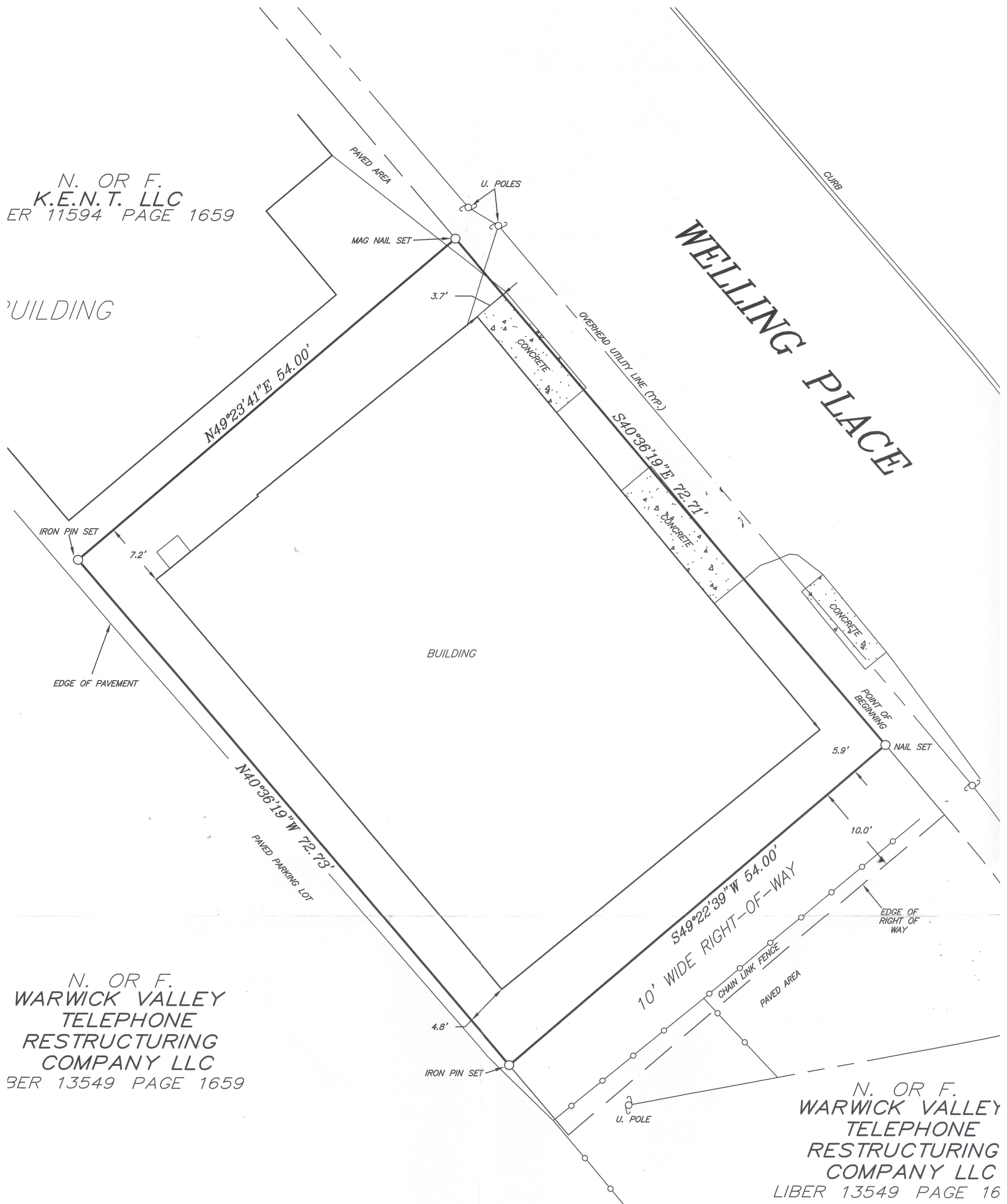


19-WELLING DESIGN: PROPOSED BUILDING COMPOSITION



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

BUILDING



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

N. OR F.  
WARWICK VALLEY  
TELEPHONE  
RESTRUCTURING  
COMPANY LLC  
LIBER 13549 PAGE 16

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



Jul 25, 2024

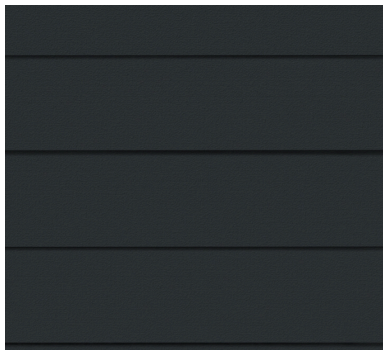
**19 Welling Place, Warwick**

**Materials and Colors**

Charlie and Patty Bossolina

1. **Siding and Trim:** LP Smart Side Expert Finish and Tundra Grey (LRV 76.44) both in “Brushed Smooth” finish

Abyss Black



Tundra Grey



2. **Roofing:**

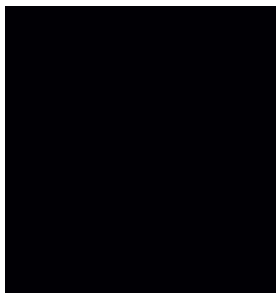
GAF Timberline Charcoal



or Owens-Corning Onyx Black



3. **Windows & Doors:** Black:  
Andersen or Marvin | Aluminum Storefront



# 8 Forester Ave Project

## Paint color scheme: Front Elevation

- 1) New second story Hardie in front to painted Georgian Brick with tan trim to match existing building trim
- What color should Hardie board in front "upper triangle" color be?
- 2) New second story Hardie in front to painted Gray/green (as depicted in attached photos) with tan trim to match existing building trim. Benjamin Moore Historical colors attached.
- 2) New second story Hardie in front to painted darker tan with light tan trim to match existing building trim. Benjamin Moore Historical colors attached.
- ARB's input on color schemes

## Paint color scheme: Rear Elevation

- New second story Hardie in rear to painted Georgian Brick with tan trim to match existing building trim
- What color should Hardie board in rear "upper triangle" color be?
- New second story Hardie in front to painted Gray/green (as depicted in attached photos) with tan trim to match existing building trim. Benjamin Moore Historical colors attached.
- 2) New second story Hardie in front to painted darker tan with light tan trim to match existing building trim. Benjamin Moore Historical colors attached.
- ARB's input on color schemes

[https://www.benjaminmoore.com/en-us/paint-colors/historical-collection?gad\\_source=1&gclid=CjwKCAjw6c63BhAiEiWAF0EH1IUZzV\\_uLdBS8gk0wO6RGJzcsJxUFepT20\\_udVMe\\_sgeIFENcGg30zxoCh-MQAvD\\_BwE&gclidsrc=aw.ds](https://www.benjaminmoore.com/en-us/paint-colors/historical-collection?gad_source=1&gclid=CjwKCAjw6c63BhAiEiWAF0EH1IUZzV_uLdBS8gk0wO6RGJzcsJxUFepT20_udVMe_sgeIFENcGg30zxoCh-MQAvD_BwE&gclidsrc=aw.ds)



Weston  
Flax



Edgecomb  
Gray



Odessa  
Pink



Guilford  
Green



























Please review and call with any questions.

Thank you,  
Bo

Robert M. Kennedy III  
Kennedy Companies, Inc.  
O: 845-986-4111  
C: 201-230-8358  
E: [rmk@kennedycoinc.com](mailto:rmk@kennedycoinc.com)