

**ARCHITECTURAL AND HISTORIC DISTRICT REVIEW BOARD
VILLAGE OF WARWICK
OCTOBER 3, 2023**

The Regular Meeting of the Architectural and Historic District Review Board of the Village of Warwick was held on Tuesday, October 3, 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, and Matthew LoPinto. Review Board Members, Matthew Finn and Alternate, Glenn Rhein were absent. Also present, was Deputy Village Clerk, Jennifer Mante, as well as Kevin Wilson, John Contreras, Brock DeGraw, and Jeff DeGraw.

Chairman 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 Jane Glazman, seconded by Chris DeHaan, and carried for the Acceptance of Minutes: September 20, 2023, Special Meeting

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

Michael Bertolini Aye Jane Glazman Aye Matthew LoPinto Aye

Matthew Finn Absent Chris DeHaan Aye Alt. Glenn Rhein Absent

Discussion

1. 43 – 45 Colonial Avenue Aesthetics Change Request

Kevin Wilson from Warwick Millworks, Inc. explained that the project had previously been approved for siding color and was now seeking approval for trim color and black windows.

Chairman Bertolini confirmed that the entirety of the proposed window would be black in color and asked for the Board's thoughts.

Jane Glazman expressed concern over the black windows, stating that she didn't feel the black went with the chosen color of the house. Ms. Glazman said everyone was making black windows with white houses and would prefer to see a more traditional white window for this style of house.

Kevin Wilson stated that black windows in Victorian Styles were not uncommon.

Chairman Bertolini explained that it was not uncommon, but that most of the black windows began to appear around the time of the Civil War in memory of those who died. Michael Bertolini expressed his concern over black windows and referred to it as a new style trend, at the height of its fashion, that had taken over the country. He brought up the example of developments with Palladian windows and the "Hudson Valley farmhouse" style that had become overused and was poorly designed. He

wanted to prevent this new contemporary "California look" from inundating the traditional Village.

Kevin Wilson explained that the newly proposed trim color, Cobble Stone, a cream color beige, would clash with the white Anderson windows, and suggested black windows would be best for the overall color scheme.

Jane Glazman inquired about shutters.

Kevin Wilson responded that they were still waiting on the color of the shutters, but it would possibly be a cranberry color, but did not have a sample to present at the current meeting. Mr. Wilson stated his case for black windows and said that historically it has been a traditional color taught in architecture for ten years, so that he was familiar with the style. He pointed out examples of black windows within the Village and Town including some that had the same proposed color scheme. Mr. Wilson said he understood the Board's concern and emphasized the owner had a strong interest in lighting and believed the house was going to be lit up very well from the porch, avoiding the black rectangle look mentioned by Michael Bertolini and Jane Glazman regarding black windows.

Chairman Bertolini inquired about landscaping in front of the porch.

Kevin Wilson explained the owner wanted plantings and possibly a river rock boarder with lights and a bench in the front.

Chris DeHaan stated that he didn't have an issue with the black windows.

Chairman Bertolini repeated his stance on black windows and did not want to see this trend take over the Village.

Jane Glazman thought black windows were being overdone on white houses and thought the timeless look of white windows was a better choice.

A discussion ensued amongst the Board and Kevin Wilson. Mr. Wilson again stated his reasons why black windows were an acceptable color choice for this project. The Board unanimously voted against the black windows but accepted the rest of the proposed color scheme.

The Board made the following decisions:

- Approval of white Anderson windows
- Approval of siding – Mountain Sage
- Approval of trim – Cobble Stone
 - all trim around perimeters (doors, windows, Inside/outside corners, fascia and soffit)
- Denial of clay color
- Denial of black windows

Chairman Bertolini told Kevin Wilson to come back before the Board to present a shutter color sample when available.

2. 63 Wheeler Avenue Exterior Aesthetics Review

Owner John Contreras and Jeff DeGraw of DeGraw & DeHaan Architects presented the most current color rendition and site plans for 63 Wheeler. Mr. DeGraw explained there were no specific colors chosen at this time but wanted to introduce the project to the AHDRB and get some commentary of what the Board thought of the overall project.

The Board expressed their excitement over the project. The Board thought the current color rendering was headed in the right direction, besides the dark windows. The Board suggested keeping the color light and thought the rendering, especially the siding color choices of white/blonde on one end and stained wood on the other was aesthetically pleasing. Although difficulty in the upkeep of stained wood was mentioned. Mr. Bertolini suggested keeping everything simple with the possibility of outside space.

Mr. Contreras stated he wanted to keep the front of the building open for aesthetic purposes instead of adding parking, the Board agreed that was the best use of the space.

The Board asked the applicant to come back when specific colors and materials have been chosen and they would be happy to give their input and assistance.

3. AHDRB Discussion

The AHDRB engaged in a discussion with Mayor Newhard and Trustee Collura. A lengthy discussion ensued regarding the current and future direction of the AHDRB.

One of the major concerns that was discussed was the lack of enforcement to the final approvals of the AHDRB, bringing up examples such as the development currently being built on Forester Avenue and how the final site plans and final approvals of the AHDRB did not match what was currently built.

Meeting every month regardless of whether projects were before the Board was viewed as being important.

Part of the discussion included the creation of a guidelines/standards pamphlet for the Village and include items such as color palettes, approved styles/materials, etc. to inform applicants of expectations earlier in the process and to make enforcement clearer.

Having clear meeting minutes that included checklists for inspectors, and pre-construction meetings were discussed to improve accountability.

The need for more staff/resources to handle increased development was discussed.

Setting expectations that applicants must come back to the Board for approval of any deviation from previously approved aesthetics was suggested.

The idea of site visits after approval to ensure compliance was discussed.

To avoid issues down the line, the improvement of communication with applicants about the process and standards was suggested.

Jennifer Mante, Deputy Village Clerk