

Village of Warwick Planning Board
Change of Use Waiver Application

\$150.00
Escrow
\$300.00

For Office Use Only:

Action Date: _____ Date Received: 9/29/25
Fees Paid/Amt: \$150.00 CHK # 1668 Received By: Kristin Bialosky
\$300.00 CHK # 1669

Has the ZBA granted any variances or special permits for this property?: _____
(Attach a copy of any variance or special permit to this application)

Please include a copy of the most recent or previously approved Site Plan.

* Owner's Name: Eglie Antonides (10 Oakland Ave LLC)
Address: 7 Wilder Circle Warwick NY
Telephone: Home: 845-986-7077 Business: 10 Oakland Ave LLC
201-213-9818 (Vikki Garby cell) owner.

* Applicant's Name: Dana Fody
Address: 31 Nimbus Drive Vernon NJ 07462
Telephone: Home: 862-268-2863 Business: _____

Tax Map ID:
Section: 210 Block: 9 Lot(s): 8.22

Project Location: 10 Oakland Ave Unit #2-1

Zoning District: CB Parcel Area (SF/Acres): _____

Applicant to complete the following questions:

1. Identify the EXISTING & PROPOSED category of use(s) of the property & building (Check all that apply):

****See Section 145-30 Use Table for uses within each category (Included as Attachment 1**)**

EXISTING

Type of Use	
Residential	
Mixed Uses	
General Uses	
Business and Service Uses	<input checked="" type="checkbox"/>

PROPOSED

Type of Use	
Residential	
Mixed Uses	
General Uses	
Business and Service Uses	<input checked="" type="checkbox"/>

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2. Identify the EXISTING & PROPOSED use(s) of the property and building (Complete the following table):

Building Story	Existing Use	Existing Area (SF)	Proposed Use	Proposed Area (SF)
First Floor	Restaurant	—	—	—
Second Floor	Office		Medi-Spa	
Third Floor				

Describe the PROPOSED use(s):

~~Office~~ ^{PF} Medi-Spa

3. Identify the Specific Use and Use Group that applies to the proposed use(s):

(See Section 145-31 for the Use Table and specific uses - Included with this form as Attachment 1)

* P CB Use Group K

4. Is the property located within the Historic District? (Y/N):

5. Are there any physical changes proposed to the property or exterior of the building? (Y/N) If Yes, Describe.
If No, skip Questions 6, 7, & 8):

6. Complete the following table for the applicable Bulk Zoning Requirements for the proposed use/use group:

(See Chapter 145 ZONING, Article IV BULK REQUIREMENTS of the Village of Warwick Code - Attachment 2)

	Required	Existing	Proposed
Min Lot Area (SF)			
Lot Width (FT)			
Front Setback (FT)			
Side Setback (FT)			
Total Side Setback (FT)			
Side Yard (FT)			
Side Yard w/in 25' of a R Zone			
Rear Setback (FT)			
Rear Yard (FT)			
Rear Yard w/in 25' of a R Zone			
Street Frontage (FT)			
Max Height (FT)			
Development Coverage (%)			
Building Coverage (%)			
Floor Area Ratio (F.A.R.)			
Lot Depth (FT)			
Livable Floor Area/Unit (SF)			
Lot Area/Dwelling Unit (FT)			
Bedrooms/Acre Lot Area			

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7. Are there any EXISTING easements for access, drainage, sewer/water utility lines, underground/above ground utility rights-of-way, street rights-of-way, etc.? (Y/N) (N) If yes, identify each by type, size, and location:

(All existing easements & ROWs should be shown on the property survey submitted with this application**)**

8. Will any of the EXISTING easements identified above be altered, changed, or effected by the proposed change of use? (Y/N) (N)

If the project is located within the Historic District it must be referred to the Village of Warwick AHDRB

9. Are there any physical changes proposed to the interior of the building? (Y/N) (N) (Describe):

10. Is the property located wholly or partially within a FEMA designated Floodplain (Y/N)? N/A
(FEMA Floodplain maps available for review at Village Hall)

11. Identify the total EXISTING and PROPOSED water and sewer usage rates for each use in gallons per day (GPD):
(See Water Billing Clerk for past data) (See Attachment 3 for standard usage rates)

	Existing Use	Proposed Use
Water Use (GPD)	* 1,000 (3 months) gallons	1,000 (3 months) gallons
Sewer Use (GPD)	* 1,000 (3 months) gallons	1,000 (3 months) gallons

12. Is on-street parking available near the site? (Y/N) (N)

13. Is a Municipal Parking Lot available within 300-FT of the site? (Y/N) (N) Identify Location:

14. Identify the number of on-site parking spaces Provided for the EXISTING and PROPOSED use(s):

	Existing Use	Proposed Use
# Spaces Provided	2	2

15. Identify the total EXISTING and PROPOSED number of persons occupying the site as employees, customers, or otherwise:

	Existing Use	Proposed Use
# Employees	1	1
# Customers	1	1-2 per hour
# Other Users	NO	0

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16. Identify the number of deliveries per day for the EXISTING and PROPOSED use(s):

	Existing Use	Proposed Use
# Deliveries/Day		0-1

17. Identify the number, location, and size of loading spaces for the EXISTING and PROPOSED use(s):

	Existing Use	Proposed Use
# Loading Areas	N/A	
Loading Area Size		
Loading Location		

18a. Identify the amount of solid waste/garbage generated by the EXISTING and PROPOSED use(s):

	Existing Use	Proposed Use
Cans of Waste Generated/Wk.	1	1

18b. Identify the method of solid waste disposal for the EXISTING and PROPOSED use(s):

	Existing Use	Proposed Use
Waste Disposal Method	1 container	1 container

(I.e. How often is waste collected?
Will individual cans or a dumpster
be used?)

18c. Identify the location of any outdoor storage of solid waste for the EXISTING and PROPOSED use (S):

	Existing Use	Proposed Use
Outdoor Waste Storage Location	0	0

19. Will the PROPOSED use increase the location, amount of, and intensity of exterior lighting? (Y/N)

If YES, Describe:

20. Will there be any change in the existing drainage or stormwater detention areas? (Y/N) If YES, Describe:

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To be completed by the Village of Warwick Planning Board:

1. Has the information in this Waiver Application been reviewed by the Planning Board for completeness and accuracy? (Y/N): _____

2. Does this application require formal Site Plan Review/Approval by the Planning Board? (Y/N) (Describe): _____

Waiver Approval:

YES

☐

NO

☐

Date: _____

Does the Planning Board have any specific comments or conditions on this Waiver Approval? _____

Signature of Planning Board Chairman

Date

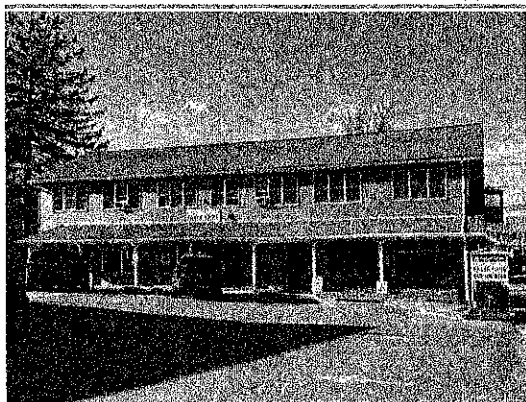
Client Full 1 Page

10 Oakland Avenue, Unit #2-1, Warwick, New York 10990

MLS#: **831057**
Status: **Active**

Prop Type: **Commercial Lease**
Sub Type: **Office**

Price: **\$900**
DOM: **202**



City/Township:	Warwick (Town)	County:	Orange County
Post Offc/Town:	Warwick		
Village:	Warwick (Village)	Hamlet/Loc.:	
Sub/Devel:		Stories in Unit:	1
Yr Built:		Stories in Bldg:	2
Property Cond:	Updated/Remodeled	Sqft Total:	450 Other
Building Name:		Acre(s):	0.20
Waterfront:	No	Lot Size SqFt:	8,772
Water Frontage Length:		Leasable Area:	450
Water Access:		Lease Amount:	Monthly
Business Type:	Professional/Office	Business Name:	

Public Remarks

Fantastic Location. Main St. Exposure- Bright cheery office with lots of windows and natural light. Second story office space. Add cubicles or office dividers to fit your needs. RENT INCLUDES: Water, gas, snow removal, landscaping and all CAM (common area maintenance). Tenant only pays electric and internet. Private bathroom dedicated to each unit. 2 parking spots available per unit - no need to watch the meters!

Improvement Remarks

Interior Features

Laundry:
Flooring: **Carpet**
Basement: **No**
Building Features: **Lobby, Mailbox, Walk Up**
Ceiling Height: **8**

Residential Units: **0**
Fireplace:
Elevator: **No**
Overhead Door Ht:

Exterior Features

Construction: **Vinyl Siding**
Location Desc: **Second Floor**
Pool:
of Docks:

Road Responsibility:
Sprinkler System: **No**
Drive-In Grade Lvl Doors:

Road Frontage:
of Buildings: **1**
of Units Total: **1**

Systems & Utilities

Cooling: **Wall/Window Unit(s)**
Heating: **Baseboard**
Utilities: **Electricity Available**
Electric Co: **Orange & Rockland**

Sewer: **Public Sewer**
Water: **Public**
Water/Sewer Expense:
Other Equip:

Property/Tax/Legal

Tax ID#: **335405-210-000-0009-008,100-0**
Permitted Uses: **Office, Retail**
Building Class:
Max Cont Sqft: **450**
Property Atchd: **Yes**
Inclusions: **Heat**

Taxes Annual: **\$23,810.00**
Assessed Value: **\$46,700**
Build To Suit: **No**
Min Divisible Sqft: **0**

Tax Year: **2024**
Tax Source:
Investment Prop: **No**
Zoning:
of Lots:

The Information has been provided by the Seller and has not been verified by the Broker. Information is deemed reliable but not guaranteed.

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