

Village of Warwick Planning Board
Change of Use Waiver Application

\$150.00
Escrow
\$300.00

For Office Use Only:

Action Date: _____
Fees Paid/Amt: \$150.00 OK# 1668
\$300.00 OK# 1669

Date Received: 9/29/25
Received By: Kristin Bialosky

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: Egile Antonides (10 Oakland Ave LLC)
Address: 7 Wilder Circle Warwick NY
Telephone: Home: 845-986-2077 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

X

PROPOSED
Type of Use
Residential
Mixed Uses
General Uses
Business and Service Uses

X

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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	450 SF	Personal Service Medi-Spa	450 SF
Third Floor			Store	

Describe the PROPOSED use(s): ~~Personal Service Medi-Spa~~ ^{DF} Medi-Spa

3. Identify the Specific Use and Use Group that applies to the proposed use(s): * P CB Use Group K
(See Section 145-31 for the Use Table and specific uses - Included with this form as Attachment 1)

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

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	210 gpd #
Sewer Use (GPD)	* 1,000 (3 months) gallons	1,000 (3 months) gallons	210 gpd #

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: 1st St. Lot

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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Creation Date: February 22, 2010

Revised: April 2, 2010

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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) (N)

If YES, Describe:

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

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21. Will there be any increase in demand of municipal services such as fire, police, ambulance, school services, etc? (Y/N): _____ If yes, please describe: _____

22. Will the proposed use routinely produce odors? (Y/N) If YES, Describe:

23. Will the proposed use produce operating noise exceeding the local ambient noise levels? (Y/N)

If YES, Describe:

24. Identify the hours of operation for the EXISTING and PROPOSED use(s):

	Existing Use	Proposed Use
Hours of Operation	9am-5pm	11-8pm

26. Are any other outside agency approvals required for the PROPOSED use? (Y/N) If yes, list all approvals:

No

****Applicant to certify that the above information is complete and correct. All required information must be completed in order for the Change of Use Waiver Application to be heard at a Planning Board meeting****

Signature of Applicant: * Nanated

Date: 09/29/25

Signature of Owner/Agent: x Viki' Arley

Date: 09/29/25

To be completed by the Village of Warwick Planning Board Secretary:

****Note: The Planning Board Secretary is authorized to review this application for completeness purposes only. Once the application has been deemed complete it will be forwarded to the Planning Board for formal action.****

1. Has the information in this Waiver Application been reviewed for completeness? (Y/N):

2. Has the Applicant submitted a current certified property survey? (Y/N)

Signature of Planning Board Secretary

9/30 25

Date _____

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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): YES

2. Does this application require formal Site Plan Review/Approval by the Planning Board? (Y/N) Describe: NO

Waiver Approval:

YES

☒

NO

☐

Date:

10/14/25

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 Off/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:
Basement:
Building Features:
Ceiling Height:

Carpet
No
Lobby, Mailbox, Walk Up
8

Residential Units: **0**
Fireplace:
Elevator: **No**

Overhead Door Ht:

Exterior Features

Construction:
Location Desc:
Pool:
of Docks:

Vinyl Siding
Second Floor

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

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

Systems & Utilities

Cooling:
Heating:
Utilities:
Electric Co:

Wall/Window Unit(s)
Baseboard
Electricity Available
Orange & Rockland

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

Property/Tax/Legal

Tax ID#:
Permitted Uses:
Building Class:
Max Cont Sqft:
Property Atchd:
Inclusions:

335405-210-000-0009-008.100-0
Office, Retail
450
Yes
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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Montgomery Office:

71 Clinton Street
Montgomery, NY 12549

Goshen Office:

262 Greenwich Ave, Ste B
Goshen, NY 10924

(845) 457 - 7727

www.EngineeringPropertiesPC.com

October 7, 2025

**VILLAGE OF WARWICK PLANNING BOARD
77 MAIN STREET
WARWICK, NY 10990**

ATT: JESSE GALLO, CHAIRMAN

**RE: CHANGE OF USE APPLICATION – “MEDI SPA”
10 OAKLAND AVENUE
SECTION 210, BLOCK 9, LOT 8.22
WO# 1802.93**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the change of use waiver application submitted for the existing building located at 10 Oakland Avenue. The applicant proposes to change the use from a business or professional office to a personal service store, further identified as a Medi Spa.

The site is a 0.18± acre parcel located in the Central Business (CB) zoning district and is located within the Village's Historic District. The parcel is located outside any designated FEMA Special Flood Hazard Areas (SFHA), including floodways and 100-year flood plains. The proposed use of a “personal service store” is a permitted use within the CB district. The existing use of a business/professional office would fall under Use Group ‘j’, whereby the proposed use of “personal service store” would fall under Use Group ‘k’. In comparing the different use groups, the previously utilized Use Group “j” is the more restrictive group in the bulk requirements.

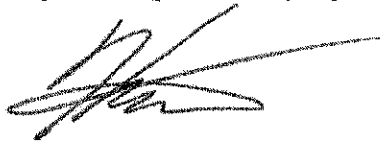
Review Comments:

1. Applicant to confirm the proposed use of a “Medi Spa” conforms to the Village's definition of a “personal service store”, more accurately defined as the following:
 - a. *“An establishment primarily engaged in providing services involving the specialized care of a person or a person's apparel, including but not limited to barber and beauty shops, tailor shops and exercise or dance studios...”*

2. Applicant to acknowledge that any exterior modifications to be made to the existing structure, including signage, shall be reviewed and approved by the Village's Architectural and Historic District Review Board (AHDRB).
3. The application should list the square footage of the space. The copy of the real estate listing for this space details 450 square feet, applicant to confirm.
4. The proposed water and sewer usage rates provided on the application should be revised to estimate 210 gallons per day (GPD). (1 employee + 13 patrons) x 15 GPD.
5. The application has identified that 2 parking spaces were provided for the previous use, and the proposed use shall maintain the same number of spaces. Additionally, the Village's 1st Street Parking Lot is in close proximity to the project providing 16 metered parking spaces.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CFM, CPESC
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney

Planning

From: Elizabeth Cassidy <ecassidy@ekcassidy.com>
Sent: Monday, October 27, 2025 11:00 AM
To: Planning
Subject: RE: Conditions for Nobel Pies, Medi-Spa and 36 Colonial Ave

I am sorry – Please incorporate the following conditions:

1. Hours of Operation 8 a.m. to 8 p.m. with one client at a time
2. Any signage is subject to review by the ARHDRB

I couldn't find the video to double check myself.

Liz

From: Planning <Planning@villageofwarwickny.gov>
Sent: Monday, October 27, 2025 8:58 AM
To: Elizabeth Cassidy <ecassidy@ekcassidy.com>
Subject: Conditions for Nobel Pies, Medi-Spa and 36 Colonial Ave

Hi Liz,

Can you please send me a quick email for the Conditions outlined by the Board so I may attach it to their Waiver Applications and put it up on the Website- How is the Resolution coming for 36 Colonial Ave?

Thank you!! Sorry to be a pest I know you are busy-

Best-
Kristin

*Kristin Biulsky
Building Planning, Zoning & ARHDRB Administrator*