September 5, 2025

**MEMO**

TO: Village of Warwick Planning Board

Applicant

CC: Kristin Bialosky, Planning Board Clerk

Keith Woodruff, Village Engineer

FROM: Elizabeth K. Cassidy, Esq.

RE: Attorney comments on application of John Schlaffer as owner and Leslie Noble/Noble Pies as Tenant and Applicant

12 Oakland Avenue

210-10-8

I have reviewed the application of Leslie Noble for a Change of Use Waiver Application pursuant to § 145-99 of the zoning code.

In preparation of this memorandum, I have reviewed the following:

Application dated August 14, 2025

I offer the following comments:

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| **Comment** | **Status** |
| 1. The Property is located in the CB (Central Business) zoning district. Eating/drinking establishment is a permitted use falling under Use Group K. | For Information |
| 1. The Planning Board is authorized to grant a waiver of site plan approval where it determines that the change in use proposed will not result in any increase in the intensity of the use of the buildings or land which will significantly affect the characteristics of the site and/or Village. I draw the Board’s attention to the specific requirements of § 145-99 (c). |  |
| 1. A change of use waiver application is a Type II action under SEQR. See 145-99 (A)(1); See also 6 NYCRR 617.5(C)(18). | For Information |
| 1. I note the comments of Keith Woodruff, dated September 3, 2025 and concur with the same. Applicant to address changes to parking and sewer/water. |  |
| 1. In the event, the Board is not inclined to grant a waiver, the applicant shall submit an application for site plan approval. |  |
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