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September 2, 2025

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

**ATT: JESSE GALLO, CHAIRMAN**

**RE: CHANGE OF USE APPLICATION – NOBLE PIES  
12 OAKLAND AVENUE  
SECTION 210, BLOCK 10, LOT 8  
WO# 1802.89**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the change of use waiver application submitted for the existing building located at 12 Oakland Avenue. The applicant proposes to change the use from a real estate office to an eating and drinking establishment, identified as Noble Pies.

The site is a 0.27± acre parcel located in the Central Business (CB) zoning district and is located within the Historic District. The parcel is located outside all designated FEMA Special Flood Hazard Areas (SFHA). The proposed use is allowed in the CB district. The existing use of business/professional office would fall under Use Group 'j', whereby the proposed use of eating/drinking establishment would fall under Use Group 'k'. In comparing the different use groups, there are no differences in the bulk requirements that this change of use would impact.

Review Comments:

1. Applicant shall seek review and approval from the Village's Architectural and Historic District Review Board (AHDRB) for any exterior building modifications, including signage.
2. The property appears to contain parking spaces in the rear of the building (accessible from Orchard Street); will the applicant be provided access to these parking spaces by the property owner? Additionally, the application denotes a change in parking from 8 spaces existing to 6 spaces proposed, applicant to provide additional information.

3. The applicant has estimated the floor area of the building to be 1,402 square feet. A business office use would require 5 parking spaces whereby an 'eating & drinking place' use would require 17 parking spaces; yielding an increase of 12 parking spaces. The First Street Lot is approximately 300 feet from the application, providing 16 metered parking spaces and 5 overnight permit parking spaces.
  
4. The applicant should provide an estimated number of seats to be provided within the business so an estimate for the increase/decrease in water and sewer usage can be calculated. The current application depicts no change in the existing water and sewer usage.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CFM, CPESC  
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney