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November 6, 2025

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

ATT: JESSE GALLO, CHAIRMAN

**RE: CHANGE OF USE APPLICATION – ANA RESTAURANT
22 SPRING STREET
SECTION 207, BLOCK 5, LOT 35
WO# 1802.94**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the change of use waiver application submitted for the existing building located at 22 Spring Street. The applicant proposes to change a portion of the use from restaurant space to an additional 1-bedroom apartment located on the second floor, further identified as “Residences on 2nd & 3rd Floor of existing building.”

The site is a 0.09± acre parcel located in the Central Business (CB) zoning district. The parcel is located outside any designated FEMA Special Flood Hazard Areas (SFHA), including floodways and 100-year flood plains. The proposed mixed-use of a “residence on 2nd floor of existing building” is a conditional permitted use within the CB district. The existing use of a restaurant would fall under Use Group ‘k’, whereby the proposed use of “residence on 2nd floor” would fall under Use Group ‘j’. In comparing the different use groups, the previously utilized Use Group “j” is the more restrictive group in the bulk requirements.

Review Comments:

1. The change of use application should be modified to check the “Mixed Uses” box for the existing and proposed use of the property.
2. Applicant to confirm the square footage provided in the application for the change of use. The application lists a change of 855± SF, while the architectural plans provided list a space of 520 SF for the 1-bedroom apartment.

3. Question #5 of the application should be modified to detail the change of the building exterior with the modification/addition of windows for the proposed apartment.
4. The board should note that the conversion of restaurant space to a 1-bedroom apartment would typically decrease the amount of anticipated water and sewer usage associated with that space. No modifications to the application are required.
5. The existing 4,449± SF use of “eating and drinking place” would require approximately 54 parking spaces. The conversion of 855± SF from restaurant space to a 1-bedroom apartment would yield a net change in parking of 8 spaces, decreasing the overall demand for parking in the area. Additionally, the Village’s Spring Street Parking Lot is in close proximity to the project providing forty seven (47) 12-hour parking spaces.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CFM, CPESC
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney