

May 9, 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 Ram Anand  
25 Main Street

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I have reviewed the application of Ram Anand 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:

I offer the following comments:

<b>Comment</b>	<b>Status</b>
1. The Property is located in the CB (Central Business) zoning district.	For Information
2. 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).	

<p>3. 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).</p>	<p>For Information</p>
<p>4. In the event, the Board is not inclined to grant a waiver, the applicant shall submit an application for site plan approval.</p>	
<p>5. The application appears to be incomplete:</p> <ul style="list-style-type: none"> <li>• must be signed by the property owner. The ownership information should be updated to reflect the correct owner of Ram Sneh LLC and may be signed by an authorized member.</li> <li>• Question 3 to be amended to reflect “Eating/Drinking Establishment” and use group K</li> </ul>	