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 Ilysa Memmer

36 Colonial Avenue

208-1-3

I have reviewed the application of Ilysa Memmer for the conversion of an existing single-family residence into commercial use (counseling office) together with the creation of an 11 space parking lot. I offer the following comments:

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| **Comment** | **Status** |
| 1. The Property is located in the R zoning district and Limited Office Overlay (LO) district. The proposed use appears to be an “Office, Professional/Business/Government” which is a permitted use in the LO district and subject to use group “j”. The difference between use group “b” (residential) and “j” does not appear to affect the project. | For Information |
| 1. Application is subject to GML 239 due to its proximity to Route 17A/94. | For Information |
| 1. A public hearing is required. See § 145-93(C). | For Information |
| 1. SEQR: This appears to be a Type II action under SEQR. See also 6 NYCRR 617.5(C)(18). |  |
| 1. Application to be corrected as follows:   #3 – LO zoning district  # 5 – Residential (Single Family)  # 6 – Office, Professional  # 7 – P\* |  |
| 1. I note the comments of Keith Woodruff, dated September 3, 2025 and concur with the same. |  |
| 1. I draw the Applicant and the Planning Board’s attention to the standards for the LO district set forth in § 145-25. Applicant to demonstrate compliance with the same. |  |