



Montgomery Office:

71 Clinton Street
Montgomery, NY 12549

Goshen Office:

262 Greenwich Ave, Ste B
Goshen, NY 10924

(845) 457 - 7727
www.EngineeringPropertiesPC.com

May 8, 2025

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

ATT: JESSE GALLO, CHAIRMAN

**RE: CHANGE OF USE APPLICATION – SWEET D'S
25 MAIN STREET
SECTION 210, BLOCK 6, LOT 6
WO# 1802.86**

Dear Mr. Gallo and Planning Board Members:

We have reviewed the change of use waiver application submitted for the existing building located at 25 Main Street. The applicant proposes to change the use from retail to an eating and drinking establishment, identified as Sweet D's.

The site is a 0.1± 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. Both the existing and proposed uses fall under Use Group 'k', so there are no differences in bulk requirements.

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 six (6) parking spaces in the rear of the building; will the applicant be provided access to these parking spaces by the property owner?
3. The applicant has estimated the floor area of the building to be 720 square feet (40' x 18'). A 'general retail' use would require 3.3 parking spaces whereby an 'eating & drinking place' use would require 12 parking spaces; yielding an increase of 8.7 parking spaces. The South Street Lot is approximately 300 feet from the application, providing 54 4-hour parking spaces.

4. The applicant should provide an estimated number of seats to be provided within the retail space so an estimate for the increase/decrease in water and sewer usage can be calculated.
5. The applicant should provide an estimated number of employees.

Sincerely,

Engineering & Surveying Properties, PC, Village Engineers



Keith Woodruff, CFM, CPESC
Senior Engineer

cc: Elizabeth Cassidy, Planning Board Attorney