

TOWN OF WAPPINGER

PLANNING BOARD

PROJECT NAME: Popeye's Wappingers Falls Chicken, LLC - Amended Site Plan

MEETING DATE: December 7, 2020

ACCOUNT NUMBER: 20-3433

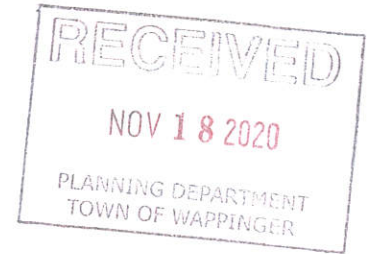
DATE PREPARED: November 20, 2020

SITE PLAN SPECIAL USE PERMIT SUBDIVISION

THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATIONS. PLEASE SUBMIT ANY COMMENTS TO THE TOWN OF WAPPINGER PLANNING BOARD, 20 MIDDLEBUSH ROAD, WAPPINGERS FALLS, NY 12590 WITHIN FIFTEEN (15) DAYS.

- TOWN FILE
- 7 TOWN OF WAPPINGER PLANNING BOARD
- 1 PLANNING BOARD ENGINEER
- 1 PLANNER TO THE TOWN
- 1 PLANNING BOARD ATTORNEY
- HIGHWAY SUPERINTENDENT
- 1 FIRE PREVENTION BUREAU
- RECREATION
- ARMY CORP. OF ENGINEERS
- 1 DUTCHESS COUNTY DEPT. OF PLANNING
- DUTCHESS COUNTY DEPT. OF PUBLIC WORKS
- 1 NEW YORK STATE DEPT. OF TRANSPORTATION
- 1 DUTCHESS COUNTY DEPT. OF HEALTH
- 1 DUTCHESS COUNTY SOIL & WATER
- NYS DEPT OF D.E.C
- TOWN OF FISHKILL
- TOWN OF EAST FISHKILL
- TOWN OF LAGRANGE
- 1 VILLAGE OF WAPPINGER PLANNING BOARD
- BUILDING INSPECTOR
- 1 ZONING ADMINISTRATOR-BARBARA ROBERTI
- TOWN CLERK
- CAMO POLUTION
- STORM WATER MANAGEMENT (WALTER ARTUS)
- CENTRAL HUDSON

***** PLEASE NOTE ANY VIOLATIONS UPON YOUR REVIEW*****



Planning Board & Zoning Board of Appeals Secretary
Bea Ogunti (845) 297-6256 Ext. 122
Town Hall 20 Middlebush Road
Wappingers Falls, NY 12590

Bea Ogunti

The point by point narrative

The Building

The existing building is going to be basically the same, but we are going to be removing the existing vestibule and we are placing this with an internal vestibule

We are going to be removing the existing roof structure and replacing it with a new roof structure with completely new HVAC systems

The existing block walls and heavy timber members are to remain.

All the interior walls will be removed

The Cooler Box Will be replaced with a new one on the existing concrete slab

The existing drive-thru booth will be completely rebuilt.

So the footprint will be reduced slightly and the building will look completely new and rebranded into the latest proto-type Popeye's Chicken

The Drive thru will be upgraded as show on the drawings and the landscape and sidewalks will be correspondingly up graded

The parking lot will be resealed and restriped

There will be new signage

The utilities on site will be suitable for the New tenant

And repairs will be down to the trash corral to ensure it is completely functionable

If you have any questions please call ASAP

Very truly yours,

Robert A. Grimaldi RA



RECEIVED

NOV 18 2020

PLANNING DEPARTMENT
TOWN OF WAPPINGER

TOWN OF WAPPINGER PLANNING BOARD

Application No. 20-3433
Date Received: 11-18-20
Fee Received: \$750.00
Escrow Received: \$3,750.00

APPLICATION FOR SITE PLAN APPROVAL

TITLE OF PROJECT: Wappinger Falls Chicken / Popeyes
Location of Property: 1490 Rt 95

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

Wappinger Falls Chicken LLC
100 Menlo PK Ste 500 Edison NJ 08837
Street Town State Zip
Ed Baksh 908-531-8021 ed.baksh@prestaurants.com
Contact Person Phone Number Email

NAME & ADDRESS OF OWNER (Corporation or Individual):

wappinger Shopping Center LLC
500 5th Ave - Fl. 39 New York NY 10110
Street Town State Zip
Morris Brown (12)-204-3460 MBrown@CenturionRE.com
Contact Person Phone Number Email

Grid No. 6157-02-653974

Please specify use or uses of building and amount of floor area devoted to each:

Existing Use: Italian Restaurant (closed)

Proposed Use: Popeyes Louisiana Chicken Restaurant

Existing Sq. Footage: 2,700 Use: Restaurant

Proposed Sq. Footage: 2,700 Use: Restaurant

Location of Property: 1490 Rt 95

Zoning District: SC Acreage: 12.98

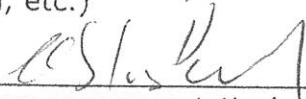
Anticipated No. of Employees: 32

Existing No. of Parking Spaces: _____ Proposed No. of Parking Spaces: _____

Wappinger Falls Chicken, LLC / Popeyes
Type Name (Corporation, LLC, Individual, etc.)

11/19/20
Date

908 531 8021
Owner's Telephone No.


Owner or representative's signature

Ashish Parikh, Member
Type Name and Title ***

100 Menlo Pk Mall, Ste 500, Edison NJ 08837
Owner's Address

*****If this is a Corporation or LLC please provide documentation of authority to sign.**

Note: *The applicant is responsible for the cost involved in publishing the required legal notice in the local newspaper;

* If Special Use Permit for the above use has been applied for, please check .

- **Application Fees are non-refundable.**



Town of Wappinger
20 Middlebush Road
Wappingers Falls, NY 12590

Planning Department
Office: 845.297.1373 ~ Fax: 845.297.0579
www.townofwappinger.us



Owner Consent Form

To be filed when the applicant is not the building or property owner

Project = 20-3433 Date: November 18, 2020
Grid = 6157-02-653974 Zoning District: SC

Location of project: 1490 Rt 95


Name of Applicant: Wappinger Falls Chicken LLC
Print name (Corporation, LLC, Individual, etc.)

Description of project: Conversion / Renovation of
closed former Restaurant into a Popeyes
Chicken Restaurant

I, Harold Sutton, owner of the above
land/site/building hereby give permission for the Town of Wappinger to approve or deny the above
application in accordance with local and state codes and ordinances.

Wappinger Stopping Center LLC
Print name (Corporation, LLC, Individual, etc.)

11/9/2020
Date


Owner or representative's signature

212-204-3450
Owner's Telephone No.

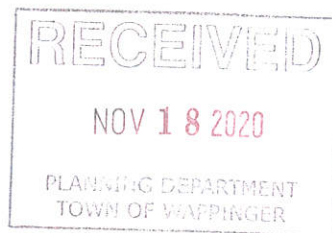
Harold Sutton member
Print Name and Title ***

500 5th AVE - 39th FL New York
Owner's Address NY 10112

***If this is a Corporation or LLC please provide documentation of authority to sign.

If this is a subdivision application, please provide a copy of the deed.

617.20
Appendix B
Short Environmental Assessment Form



Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: POPEYE LOUISIANA CHICKEN			
Project Location (describe, and attach a location map): 			
Brief Description of Proposed Action: COMPLETE RENOVATION INTERIOR & EXTERIOR, AND REBRANDING OF THE EXISTING BUILDING			
Name of Applicant or Sponsor: WAPPINGER FALLS CHICKEN LLC		Telephone: 908-531-8021	
Address: 100 MENDO PARK STE 500 #		E-Mail: PNRESTAURANTS.COM	
City/PO: EDISON		State: NJ	Zip Code: 08837
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES <input type="checkbox"/> <input checked="" type="checkbox"/>
Building Zoning?			
3.a. Total acreage of the site of the proposed action?		_____ acres UNCHANGED	
b. Total acreage to be physically disturbed?		_____ acres -0+	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres unchanged	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5	Is the proposed action.	NO	YES	N/A
	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7.	Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____?	NO	YES	
		<input type="checkbox"/>	<input type="checkbox"/>	
8.	a. Will the proposed action result in a substantial increase in traffic above present levels? <i>no</i>	NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Are public transportation service(s) available at or near the site of the proposed action? <i>?</i>	<input type="checkbox"/>	<input type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? <i>?</i>	<input type="checkbox"/>	<input type="checkbox"/>	
9.	Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10.	Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11.	Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12.	a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13.	a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14.	Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15.	Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16.	Is the project site located in the 100 year flood plain?	NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17.	Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<i>All existing systems will remain intact</i>			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>ED BAKSH</u>	Date: <u>11/9/2020</u>	
Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	No. or small impact may occur	Moderate to large impact may occur
10 Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11 Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT