

MEMORANDUM

To: Bruce M. Flower, Chairman,
and the Town of Wappinger Planning Board

Date: June 30, 2020

Subject: **Popeyes Restaurant – 1490 Route 9 – Amended Site Development Plan Review**

Tax Lot 6157-02-607815

As requested, we reviewed the application of Chazen Companies (the “Applicant”) on behalf of Harold Sutter (the “Owner”) for Amended Site Development Plan Approval.

The Property

The subject property is known as Tax Lot 6157-02-653974 on the Town of Wappinger Tax Assessment Maps and is known as 1490 Route 9 within the Shopping Center (SC) zoning district (the “Subject Property” or “Site”).

The Proposal

The Applicant is proposing to convert an existing free-standing commercial building into a Popeyes Restaurant. The existing building is located in the parking lot of the Wappinger Plaza shopping mall. The proposed site improvements include cosmetic changes to the building exterior, changes to the pedestrian amenities and landscaping, a revised lighting plan, and proposed signage (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted for review an Application for Site Plan Approval dated 11/18/20; a Short Environmental Assessment Form (Short EAF) dated 11/9/20; renderings of the proposed building and proposed signage (1 sheet) prepared by G141 Architecture dated 10/30/20; a comment response memo dated 6/14/21 prepared by Chazen Companies; and the following plans generally entitled “Popeyes Louisiana Chicken Restaurant Wappingers Plaza” prepared by Chazen Companies, dated 5/03/21:

1. Sheet G001, “Title Sheet,” last revised 5/3/21
2. Sheet G002, “Notes and Legends,” last revised 5/3/21
3. Sheet 3, “Restaurant Parcel Lands of Wappinger Shopping Center LLC,” last revised 4/29/21
4. Sheet C120, “Site Demolition and Removals Plan,” last revised 6/14/21
5. Sheet C130, “Site Layout and Landscape Plan,” last revised 5/3/21

6. Sheet C140, "Grading, Drainage, and Erosion & Sediment Control Plan," last revised 5/3/21
7. Sheet C150, "Utility Plan," last revised 5/3/21
8. Sheet C160, "Vehicle Maneuvering Plan," last revised 5/3/21
9. Sheet C170, "Photometric Lighting Plan," last revised 6/14/21
10. Sheet C530, "Site Details," last revised 5/3/21
11. Sheet C531, "Site Details & Notes," last revised 5/3/21
12. Sheet C570, "Sanitary Sewer Details," last revised 5/3/21
13. Sheet C571, "Water Details," last revised 5/3/21

We offer the following comments for your consideration.

REVIEW COMMENTS

1. Site Plan. We defer to the Town Attorney regarding any existing or necessary access, utility, or maintenance easements required for the Proposed Action.
2. Signage. The Applicant has agreed to remove the mural reading "Love That Chicken" and remove the monument sign. The Applicant is still requesting a sign that reads "Popeyes" along it's Route 9 frontage and two building seals on the flanking building walls. The details suggest that the proposed signs are in conformance with the Zoning Law regarding aggregate size. We defer to the Zoning Administrator with respect to the status of the Applicants sign permit.
3. SEQRA. The Proposed Action is considered a Type II action pursuant to SEQRA. No further SEQRA action is required.

All of our other identified issues have been addressed. If you have any questions with respect to the above, please let us know.

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Practice Lead - Planning

Malcolm Simpson
Planner

cc: Paul Ackermann, Esq.
Barbara Roberti
Peter D. Setaro, PE
Michael Sheehan
Christopher P. Lapine, P.E., LEED AP (Applicant)