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## **MEMORANDUM**

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

Date: January 29, 2025

Subject: **Casa Amigos – Amended Site Plan**  
Tax Lots 6158-04-572057

As requested, we reviewed the application of Sergio Jimenez of Casa Amigos Mexican Kitchen and Cantina, (the “Applicant”) for Amended Site Plan Approvals.

### **The Property**

The subject property is known as Tax Lot 6158-04-572057 on the Town of Wappinger Tax Assessment Maps and a portion of the property is in the Village of Wappingers Falls and is known as Tax Lot 6158-19-569062. The property is located at 1515 Route 9. The subject property is 0.9 acres in the Town of Wappinger and 0.35 acres in the Village of Wappingers Falls with a total size of 1.29 acres. The portion of the property in the Town of Wappinger is in the Highway Business (HB) zoning district (the “Subject Property” or “Site”).

### **The Proposal**

The Applicant is proposing an addition of 2352 sf. of additional building area including an additional dining area, a roof top dining area, and additional bathroom as well as the repaving and reconfiguration of the existing parking area and new exterior lighting and landscaping (the “Project” or “Proposed Action”).

### **Submission**

The Applicant has submitted an Application for Site Plan Approval dated 1/17/25; a Short Environmental assessment Form dated 1/3/25; a narrative dated 3/11/24 prepared by Alfred Cappelli; and a plan (1 page) general titled Casa Amigos 2 Restaurant dated 12/18/2024.

## **REVIEW COMMENTS**

The submission appears largely conceptual and lacks many of the components required as part of a complete Site Plan under Section 240-84 of the Town of Wappinger Zoning Code. Therefore, our review comments are conceptual in nature and feature some of the more significant elements we are looking for in subsequent submissions.

1. Landscape and Lighting. The narrative mentions all new lighting and landscaping which will need to be detailed in a full landscape and full photometric plan to be included in future submissions. The photometric plan should include the BUG rating and proposed color temperature of proposed luminaires and proposed footcandle levels.
2. Bulk Table. The plans should include a bulk table showing the requirements of the Highway Business (HB) zone and the existing and proposed conditions.
3. Narrative. It is unclear what the expansion entails and what the existing conditions are. The existing seating count is not disclosed. The narrative states that the new seating arrangement and addition of the bar area will reduce the seating to 89 seats. The narrative states that the seasonal seating area will be enclosed, and it is assumed that this area will be what is then described as the proposed addition. The proposed addition will then have a roof top season eating area. The narrative then states that the total seating capacity will be approximately 185 seats, but it is unclear if this total will include the proposed seasonal area. The Applicant should clearly state the existing seating and square footage and the proposed seating and square footage including the proposed seasonal area. The total square footage of 5,680 only appears to be listed on the plans and is not in the narrative or EAF form.
4. Parking.
  - a. The Applicant is proposing to repave and rearrange the parking area. The proposed parking exceeds what is required by square footage and what is required by seating count. This would require a parking waiver from the Planning Board.
  - b. The proposed parking layout should include additional dimensional call outs for drive aisle width and show turning templates for a garbage truck accessing the proposed dumpster enclosure.
5. SEQRA. The Applicant should provide a Full Environmental Assessment Form Part 1 and include the EA mapper attachments. It appears the application may be classified as a Type II action under SEQRA but without knowing the precise amount of proposed disturbance this determination cannot be made.

If you have any questions with respect to the above, please let us know.

Malcolm Simpson,  
Planner

cc:  
Kyle Barnett, Esq.  
Barbara Roberti  
Lawrence Paggi, PE.