



555 Theodore Fremd Ave, Suite C-301
Rye, NY 10580
T: 914.967.6540
www.hardestyhanover.com

MEMORANDUM

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

Date: October 17, 2025

Subject: **Village Pancake Factory –Amended Site Plan**
Tax Lots 6156-02-690971

As requested, we reviewed the application of Double R. Capital, Inc., (the “Applicant”) for Amended Site Plan Approvals.

The Property

The subject property is known as Tax Lot 6156-02-690971 on the Town of Wappinger Tax Assessment Maps. The property is located at 1099 Route 9. The subject property is 2.7 acres in size. The property is in the Highway Business (HB) zoning district (the “Subject Property” or “Site”).

The Proposal

The Applicant is renovations to the Site that include siding, exterior lights, installing a new building and front road sign, and cleaning up existing landscaping (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted an Application for Site Plan Approval dated 6/16/25; a Short Environmental assessment Form dated 6/16/25; and a plan (13 pages) general titled Village Pancake Factory dated 6/12/25 last revised 7/20/25.

REVIEW COMMENTS

1. Lighting. The lighting plans submitted for review are the same presented by the Applicant at the previous Planning Board meeting (9/3/25) and have not been updated to address the issues identified at the previous meeting.
 - a. There appears to be multiple examples of lighting levels in excess of 5 footcandles. These instances appear along the building and in the parking lot and go as high as 12 foot candles. Lighting levels in excess of 5 footcandles would require a waiver from the Planning Board subject to Section 240-23 of the Zoning Code.

- b. A technical sheet has been submitted detailing the proposed lighting. This page shows color temperature at 3000k circled with a note that says “please advise”. The color temperature of all proposed lighting should be 3000k and a note to this effect should be added to the plans. Lighting with a color temperature in excess of 3000k would require a waiver from the Planning Board subject to Section 240-23 of the Zoning Code.
2. Sign. The Proposed Action is not in compliance with all elements of Section 240-29 Signs and would require a waiver as proposed.
 - a. The Proposed free standing monument sign exceeds the height and square footage restrictions of Section 240-29.F.2(a) and would require a waiver for height and a waiver for square footage from the Planning Board as proposed. The proposed sign is 12 feet in height where the limit is 10 feet. The proposed sign is approximately 52 square feet where the limit is 25 square feet.
 - b. A note should be added to the plans stating compliance with Section 240-29.F(6) regarding the proposed illumination of the building and free standing monument signs. The details provided state the sign will be internally illuminated with a color temperature of 7300k that exceeds the limitation of 3000k established in Section 240-23.
3. Landscaping. The plans have not been updated from the previous meeting and indicate there are changes proposed with respect to landscaping but a full landscaping plan has not been provided. This should include the location of existing landscaping proposed to remain and new landscaping proposed, as well as a planting schedule listing the scientific names, common names, quantity, and size of the existing and proposed landscaping.
4. Parking Table. The plans refer to parking requirements set forth within agreements of record and conditions recorded in parking easements and utility easements in document No. 02 20038019. We defer to the Planning Board Attorney and the Zoning Administrator in regard to this matter.
5. SEQRA. The Application is considered to be a Type II Action with respect to SEQRA with no further SEQRA action required.

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

Malcolm Simpson, AICP
Planner

cc:

Kyle Barnett, Esq.
Barbara Roberti
Christian Paggi, PE.