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MEMORANDUM

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

Date: November 28, 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 (19 pages) general titled Village Pancake Factory dated 6/12/25 last revised 10/20/25.

REVIEW COMMENTS

1. Lighting.

- a. The lighting plans have been revised, and inspection of the photometric plan shows only one minor exceedance of the footcandle maximum at 5.1 footcandles in the rear of the building at the entrance of the apartment. However, the Calculation Summary table shows that the maximum lighting level on the Site is 17.5 footcandles. The Applicant should address this.
- b. The photometric plan now includes a note stating that certain light models will be 3000k in color temperature. This should be revised to state that all luminaires throughout the site will be 3000k in color temperature.

- c. There are minor instances of light trespass in the north corner of the Site. This lighting would require a waiver as proposed.
2. Sign.
 - a. The Proposed free standing monument sign detail on sheet A004 is missing and should be added to the plans. A detail is included in Sheet A008. The Applicant should clarify what the lower portion of the stand, between the face of the sign and the stone mount, will be comprised of.
 - b. The Project proposes two building signs. The code states that “Not more than one sign per retail or business outlet...” is permitted. We defer to the Zoning Administrator as to the interpretation of what is presented to be three businesses under common ownership using a common kitchen.
 - c. The size of the proposed building mounted sign facing Route 9 as listed on the Site Plan does not match the proposed signage detail. The Applicant should clarify the size of the proposed signage.
 3. Parking Table.
 - a. 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.
 - b. The parking table and plan has been revised. The Applicant is proposing a restaurant use with a total of 234 seats which requires 78 parking spaces and a residential use that requires 2 parking spaces as per Section 240-97. The existing parking area on Site has 81 parking spaces.
 4. 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.