

**Project Narrative – Chick-fil-A
Proposed Redevelopment Project
20 Tarrytown Road
Town of Greenburgh, Westchester County, NY
April 28, 2022**

Introduction:

The applicant, Chick-fil-A, Inc. (“CFA”) is proposing to redevelop a ±1.84 acre lease parcel (the “Project Site”) with a quick serve restaurant with drive thru at the intersections of Tarrytown Road (NYS Route 100), Old Kensico Road, and County Center Road. Most of the Project Site is located in the Town of Greenburgh and a small portion is located in the City of White Plains. The Project Site is comprised of tax map parcels 7.570-328-1&2 in Greenburgh and 125.57-3-1&2 in White Plains. The Project Site is currently developed with a CVS Pharmacy retail store with associated driveways, parking areas, concrete sidewalks, utilities, and other associated site appurtenances.

Proposed Project:

CFA proposes to redevelop the Project Site with a new ±5,000 SF GFA restaurant with a dual lane drive thru supporting a large vehicle que capacity of 673 linear feet, an outdoor patio area, a detached ±1,400 SF meal ordering canopy, and a ±2,000 SF meal delivery canopy over the proposed drive (the “Project”). The majority of Project development, including the proposed building and drive thru, will occur in the Town of Greenburgh’s DC – Designed Shopping zoning district where a quick-service restaurant with drive thru is allowed by a Special Permit and Site Plan Review by the Town Planning Board.

A portion of the proposed parking spaces, access drives, directional signage, curbing, and landscaping is proposed on the City of White Plains portion of the Project Site, where the lands are zoned B-3 – Business and a quick-serve restaurant use is allowed. The Project Site is surrounded by other commercial uses, so the Project is compatible with the neighborhood in this developed corridor.

In addition to the drive thru restaurant, new parking, lighting, curbing, utilities, and other appurtenances are proposed for the Project as depicted on the accompanying “Concept Site Plan” prepared by Bohler Engineering, dated April 28, 2022. The existing structures on the site are proposed to be demolished as part of this redevelopment project. It is anticipated that existing utility connections will be reused to the extent practical. Access to the Project Site is currently provided via an existing full access drive on Old Kensico Road and existing curb cuts on County Center Road which are proposed to be altered.

As the project progresses, the applicant will further progress a set of full design documents and reports supporting the project and justifying the adequate use for the site. This will include an enhanced landscaping plan prepared by the applicants Landscape Architect who will perform site reconnaissance to try to maintain the existing trees onsite to the maximum extent possible and supplementing the site with an enhanced landscaping package. Topographic and utility survey will



also be completed, and the site will be further assessed for utilities, grading, and stormwater control. Furthermore, the applicant will prepare a full traffic impact study to verify that the project will not have any significant impacts to traffic as required to satisfy the State Environmental Quality Review (SEQR) for the project.

Chick-fil-A Operational Summary:

Chick-fil-A is proposing to invest ±\$1.5 million in the Town of Greenburgh and support the construction industry by hiring over 12 construction trades to redevelop the project site. After supporting 60-80 part time construction jobs for a ±24 week construction duration, Chick-fil-A will be hiring 125 to 150 local team members to run the store. An operator will be selected by Chick-fil-A, Inc. to live locally and operate the store on a daily basis. The store will be open ±6:30 am to ±10:00 pm Monday through Saturday and closed on Sundays. The store is open when the Drive Thru is in operations for dine-in guests as well as mobile order pick-up and guests who prefer to order inside. A typical shift will include approximately 15 team members with a 3-shift rotation throughout the day. During peak hours, the operator will staff the Drive Thru with team members to help take orders, process payment, direct traffic, and hand deliver meals to vehicles in order to expedite the Drive Thru operations and enhance the customer experience. Local waste hauling companies will be utilized for trash removal and pick-up is limited to times outside peak hours. Deliveries are typically provided by a WB-50 tractor trailer approximately 5 times a week or as needed during off peak hours as well.

During Grand Opening, Chick-fil-A will bring in an experienced grand opening team to provide support to the local operator and new team members. Approximately 20 trainers, 5 marketing professionals, and a handful of coordinators will stay locally within the Town to support the new store and taper off over a ±4 week period as the store and team members become trained and the initial excitement of the residents of the Town stabilizes.

Chick-fil-A takes pride in the cleanliness of both their stores and sites. Team members routinely clean both the store and project site. Landscaping and the aesthetics of their property is a high priority for Chick-fil-A to create a great experience for their guests. Furthermore, Chick-fil-A is very active in local Chamber of Commerce, they partner with local charities of the operators choice, and provide extensive leadership training and opportunities to their team members and community.

