

July 18, 2025

***July 21, 2025 Planning Board Meeting***

Town of Wappinger Planning Board  
Attn: Bruce Flower, Chairman  
20 Middlebush Road  
Wappingers Falls, New York 12590

Re: ***Village Pancake Factory***  
1099 Route 9  
Tax Map: 135689-6156-02-690971

Dear Chairman Flower and Members of the Board:

We have received the following information prepared for the above referenced project:

- Application for Site Plan Approval and Owner Consent Form, dated 6/16/2025.
- Short Environmental Assessment Form, dated 6/16/2025.
- Plan Set (9 Sheets), entitled “Village Pancake Factory”, including the following:
  - Cover Sheet (C0-01), dated 6/12/2025.
  - Proposed Exterior Work (A003), dated 6/12/2025.
  - Proposed Exterior Signage (A004), dated 6/12/2025.
  - Demolition – Exterior Elevations (A005), dated 6/12/2025.
  - Proposed Work Existing Exterior Elevations (A006), dated 6/12/2025.
  - Color Exterior Elevations (A007), dated 6/12/2025.
  - Free Standing Sign (A008), dated 6/12/2025.
  - Photometric of New Light Pole Fixtures (A009), dated 6/12/2025.
  - Light Post Specifications (A010), dated 6/12/2025.

The above outlined documents were prepared by the project applicant and their consultants, MAG Designs, 982 Main Street, Suite 4-116, Fishkill, NY 12524.

Based upon our review of the information above we offer the following comments.

**General Comments**

1. Town Code Section § 240-84 requires that site plans include location of existing utilities along with two foot contours. Given the extent of exterior improvements proposed, the board may wish to waive this requirement. However, we believe that at a minimum the existing sources of water and sewage disposal be indicate on the site plan.
2. Please include a map reference not on the site plan indicating the source of the boundary and existing conditions information depicted.

3. All easements should be identified on the site plan, including any access easements, utility easements, or others.
4. A description of the proposed use, including seat count, operating hours, and anticipated number of employees should be indicated on the site plan.
5. Please provide a floor plan of the proposed restaurant showing existing and proposed dining areas, kitchen, storage, restrooms, etc.
6. The project site is served by on-site water and sewage disposal facilities. Anticipated water and sewer demand shall be performed to determine if the proposed use will result in an increase in demand and to demonstrate that the existing systems can accommodate the proposed use. This evaluation should be documented to the Town in the form of an Engineer's Report. Any increase in water/sewer demand or any changes to the existing water/sewer facilities will require review and approval from the Dutchess County Department of Health.

Please do not hesitate to contact our office with any questions or concerns relative to the above.

Sincerely,

Christian R. Paggi, P.E.  
Principal

cc (via email): Barbara Roberti, Director of Strategic Planning & Municipal Codes  
Malcolm Simpson, Planner  
Kyle Barnett, Esq.