

November 26, 2025

December 1, 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:

- Plan Set (20 Sheets), entitled “Village Pancake Factory”, including the following:
 - Cover Sheet (C0-01), dated 6/12/2025, last revised 10/20/2025.
 - General Notes and Specifications (A000), dated 6/12/2025, last revised 10/20/25.
 - General Notes and Specifications (A001), dated 6/12/2025, last revised 10/20/25.
 - General Notes and Specifications (A002), dated 6/12/2025, last revised 10/20/25.
 - Proposed Exterior Work (A003), dated 6/12/2025, last revised 10/20/2025.
 - Proposed Exterior Signage (A004), dated 6/12/2025, last revised 10/20/2025.
 - Demolition – Exterior Elevations (A005), dated 6/12/2025, last revised 10/20/25.
 - Proposed Work Existing Exterior Elevations (A006), dated 6/12/2025, last revised 10/20/25.
 - Color Exterior Elevations (A007), dated 6/12/2025, last revised 10/20/25.
 - Free Standing Sign (A008), dated 6/12/2025, last revised 10/20/25.
 - Photometric of New Light Pole Fixtures (A009), dated 6/12/2025, last revised 10/20/25.
 - Light Post Specifications (A010), dated 6/12/2025, last revised 10/20/25.
 - Bollard Specifications (A011), dated 6/12/2025, last revised 10/20/25.
 - Lumark Wall Pack Specifications (A012), dated 6/12/2025, last revised 10/20/25.
 - Proposed Roof Repair Framing (A100), dated 6/12/2025, last revised 10/20/25.
 - Exterior Views and General Information (A100.1), dated 6/12/2025, last revised 10/20/2025.
 - Section (A101), dated 6/12/2025, last revised 10/20/2025.
 - Main Level Plan - Restaurant (A102), dated 6/12/2025, last revised 10/20/2025.
 - Main Level Electrical & Lighting Plan - Restaurant (A103), dated 6/12/2025, last revised 10/20/2025.
 - Upper Level Plan – Residence (A105), dated 6/12/2025, last revised 10/20/2025.
- Plans prepared by GNS Group, 259 N Grand Ave, Poughkeepsie, NY 12603, including:
 - Revised Building Signs (Sheet 1.1), dated 10/30/2025.
 - Revised Pylon Sign Drawings (Sheet 3.3 & 3.4), dated 10/29/2025.

The above outlined plans were prepared by MAG Designs, 982 Main Street, Suite 4-116, Fishkill, NY 12524, unless otherwise noted.

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

General Comments

1. *Comment previously satisfied.*
2. *Comment previously satisfied.*
3. 7/18/2025 Paggi Comment: All easements should be identified on the site plan, including any access easements, utility easements, or others.
9/2/2025 Paggi Comment: Comment Remains Pertinent.
10/17/2025 Paggi Comment: Comment Remains Pertinent.
11/17/2025 Paggi Comment: Comment Remains Pertinent.
4. 7/18/2025 Paggi Comment: A description of the proposed use, including seat count, operating hours, and anticipated number of employees should be indicated on the site plan.
9/2/2025 Paggi Comment: Comment Partially Satisfied. The revised cover sheet includes a proposed seat count, but other items mentioned above are not included.
10/17/2025 Paggi Comment: Comment Remains Pertinent. The plans show that the existing residence is to remain/be improved. Please add the appropriate information to the zoning table on the Site Plan addressing the residential use. All proposed uses on the site shall be indicated on the Site Plan.
11/17/2025 Paggi Comment: Comment Remains Pertinent.
5. 7/18/2025 Paggi Comment: Please provide a floor plan of the proposed restaurant showing existing and proposed dining areas, kitchen, storage, restrooms, etc.
9/2/2025 Paggi Comment: Comment Remains Pertinent.
10/17/2025 Paggi Comment: Comment Partially Satisfied. The submitted floor plan (Sheet A102) appears to indicate no change to the kitchen or sewer plumbing. A note to this effect should be added to the Site Plan.
11/17/2025 Paggi Comment: Comment Remains Pertinent.
6. 7/18/2025 Paggi Comment: 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.
9/2/2025 Paggi Comment: Comment Remains Pertinent. Based on the revised cover sheet, the proposed seat count is increasing by 80 seats. Can the existing water/sewer facilities accommodate this increase, or are improvements to those facilities proposed? As indicated in the original comment, an analysis of the existing water/sewer facilities shall be provided 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.

10/17/2025 Paggi Comment: Comment Remains Pertinent. As indicated in the original comment, an analysis of the existing water/sewer facilities shall be provided to the Town in the form of an Engineer's Report.

11/17/2025 Paggi Comment: Comment Remains Pertinent.

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.