

March 13, 2026

***March 16, 2026 - Planning Board Meeting***

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

Re: ***7 Brew Coffee***  
1488-1506 US Route 9  
Tax Map: 6157-02-653974

Dear Chairman Flower and Members of the Board:

We have received the following information prepared for the above-mentioned project:

- Cover Letter for 7 Brew Coffee, dated 12/19/2025.
- Application for Site Plan Approval including Owners Consent, dated 12/19/2025.
- Project Narrative, dated 12/19/2025.
- Short Environmental Assessment Form (EAF) dated 11/25/2025.
- Plan entitled, “Conceptual Site Layout”, dated 7/18/2025, prepared by Toth & Associates, 1550 E. Republic Road, Suite A, Springfield, MO 65804.
- Site Development Plans for Seven Brew Coffee, all dated 11/20/2025, and prepared by Toth & Associates, 1550 E. Republic Road, Suite A, Springfield, MO 65804, including the following:
  - Cover Sheet (C0.0)
  - General Notes & Schedules (G0.1)
  - General Notes (C0.1)
  - Area Plan (C0.2)
  - Demolition Plan (C1.1)
  - Erosion Control Plan (C1.2)
  - Site Plan (C2.1)
  - Grading Plan (C3.1)
  - Utility Plan (C4.1)
  - Landscape Plan (C5.1)
  - Striping Plan (C6.1)
  - Details (C7.1)
  - Details (C7.2)
  - Details (C7.3)
  - Details (C7.4)
  - Exterior Elevations (A2.1)
  - Exterior Elevations (A2.2)

- Trash Enclosure Details (A6.1)
- Remote Cooler Details (A7.1)
- Site Utilities Plan (SU1.1)
- Site Photometric Plan (SU1.2)
- Traffic Operations Review, dated February 10, 2026, prepared by GTS Consulting, 1396 White Bridge Road, Chittenango, NY 13037.

All of the above materials were prepared by prepared by Brew Team NY LLC, 7 Brew Franchisee, 3108 Vestal Pkwy, E. Vestal, NY 13850, unless otherwise noted. Based upon our review of the information above we offer the following comments.

### **General Comments**

1. The building and site improvements are being proposed on the site of an existing vacant fast-food restaurant (“Sonic Drive-In”). It has been the policy of the Planning Board in the past to require the applicant to provide the previously approved site plan along with the conditions of approval for reference and to confirm the proposed plans adhere to the previously adopted conditions of approval.
2. This office is coordinating the review of the proposed water and sewer connections with the Town Water/Sewer Operator, CAMO Pollution Control. Comments regarding proposed construction details, inspection requirements, etc. will be provided to the Applicant in a subsequent memo.
3. It appears that review and approval from the Dutchess County Behavioral and Community Health Department (DCHD) is required at least with respect to the proposed backflow prevention device. The Applicant should confirm the review requirements with the DCHD and provide documentation to the Town of such correspondences.
4. The plans currently do not show any improvements within the New York State Department of Transportation (NYSDOT) right-of-way (ROW). No work within the ROW shall be permitted without receiving prior approval from the NYSDOT. A note to this effect shall be added to the plan.

### **Plan Comments**

5. The plans appear to show all building sewer being directed through an external grease trap, where typically grease traps are intended only to serve kitchen waste lines. The plans should be clarified to depict the intent. Additionally, we recommend that the Applicant consider relocating the building sewer line to reduce the number of pipe bends and utility conflicts.
6. There are many utility conflicts anticipated with the current layout, with the plans indicating that the pipe elevations and conflicts are to be coordinated in the field by the contractor. These conflicts should be resolved prior to approval to ensure that Dutchess County and NYS health code requirements are met. A minimum of 18-inch vertical

separation and 10-ft horizontal separation shall be provided between the outside of the pipes and appurtenances at crossings between water, sanitary sewer and storm lines. One full length of pipe shall be located so both joints will be as far as possible from the crossing. Where these standards cannot be met, adequate mitigation acceptable to the DCHD and the Town shall be required. The plans shall be revised to include pipe elevation information, construction details, notes, etc. to demonstrate compliance with these requirements.

7. The demolition plan calls out two sewer manholes to be removed. The Applicant shall confirm this callout as it appears this structure may be a buried grease trap. Applicable notes and details shall be added to the plan as needed for any removal or abandonment of existing sewer facilities in conformance with current NYS and DCHD standards. An engineering certification shall be provided to the Town certifying proper abandonment of any sewer facilities.
8. Please show the existing water service on the plan and include any associated information relative to its proposed abandonment, removal or continued use.
9. Please provide lane width dimensions for the drive-through and pass-through lanes on the Site Plan.
10. Please provide a vehicle maneuvering plan to demonstrate that the site can be navigated by passenger vehicles, fire apparatus, delivery trucks.
11. Please confirm whether any conflicts are anticipated associated with the delivery and setting of the prefabricated building (i.e. overhead wires, crane access, etc.).
12. Comments on the proposed landscaping and lighting plans are deferred to the Planning Board's Planning Consultant.

### **Environmental Assessment Form Comments**

13. The following comments are offered for the submitted Short Environmental Assessment Form:
  - a. Question 13a – The New York State Department of Environmental Conservation's (NYSDEC) "EAF Mapper" tool notes the answer to this question as "Yes". Please revise and explain.
  - b. Question 15 – The NYSDEC EAF Mapper tool notes the answer to this question as "Yes", and that the property may contain Indiana Bat and Northern Long-eared Bat populations. Please revise.

Please note that the submitted information appears to be conceptual in nature and that further comments may be offered as more information becomes available. 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.