

April 18, 2026

***April 20, 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 and Comments Response Letter for 7 Brew Coffee, dated 4/10/2026, prepared by Toth & Associates, 1550 E. Republic Road, Suite A, Springfield, MO 65804.
- Comments Response Letter to H&H Comments, and Traffic Operations Review, dated March 23, 2026, prepared by GTS Consulting, 1396 White Bridge Road, Chittenango, NY 13037.
- Site Development Plans for 7 Brew Coffee, all dated 11/20/2025 and last revised 4/10/2026, 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)
  - Turning Path Analysis (C6.2)
  - Details (C7.1)
  - Details (C7.2)
  - Details (C7.3)
  - Details (C7.4)
  - Site Utilities Plan (SU1.1)
  - Site Photometric Plan (SU1.2)

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

### **General Comments**

1. March 16, 2026 Paggi Comment: 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.  
April 10, 2026 Applicant Response: *Acknowledged.*  
**April 18, 2026 Paggi Comment: Comment Remains Pertinent.**
  
2. March 16, 2026 Paggi Comment: 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.  
April 10, 2026 Applicant Response: *Acknowledged.*  
**April 18, 2026 Paggi Comment: Comment Remains Pertinent. Review of the proposed connections will be provided once the utility layout is further clarified with the Applicant based on the following comments.**
  
3. March 16, 2026 Paggi Comment: 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.  
April 10, 2026 Applicant Response: *Acknowledged, an application will be submitted to DCHD (erroneously printed on the comment letter as ADHD).*  
**April 18, 2026 Paggi Comment: Comment Remains Pertinent. The applicant is requested to copy the Planning Board on all correspondence with the DCHD. The Board may wish to consider demonstrating DCHD approval as a condition of approval.**
  
4. March 16, 2026 Paggi Comment: 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.  
April 10, 2026 Applicant Response: *A note has been added to the plans, see C0.0 Cover Sheet.*  
**April 18, 2026 Paggi Comment: Comment Satisfied.**

### **Plan Comments**

5. March 16, 2026 Paggi Comment: 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.

*April 10, 2026 Applicant Response: The existing grease interceptor is to be removed and disposed, a new grease interceptor will be installed. All kitchen effluent runs through the grease interceptor prior to connecting with the sewer line.*

**April 18, 2026 Paggi Comment: Comment Remains Pertinent. Please clarify on the plans that only kitchen waste will be directed to the grease interceptor. Please provide a detail of the proposed grease interceptor along with appropriate sizing calculations for the anticipated flow. We continue to recommend that the Applicant consider relocating the building sewer line to reduce the number of pipe bends and utility conflicts**

6. March 16, 2026 Paggi Comment: 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.

*April 10, 2026 Applicant Response: Due to lack of field data and underground utility locate, these utilities will need to be field verified. We have added spot elevation on some of these conflicts.*

**April 18, 2026 Paggi Comment: Comment Remains Pertinent. We disagree with the response that utilities will need to be field verified. There are a number of sewer manholes and drainage inlets that would allow for pipe invert elevation data to be collected without destructive exploratory excavation. The plans shall be revised to include pipe elevation information, construction details, notes, etc. to demonstrate compliance with the previously noted requirements.**

7. March 16, 2026 Paggi Comment: 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.

*April 10, 2026 Applicant Response: We have confirmed that the existing grease trap is located in this location, a note to demolish following DCHD standards has been added, see C1.1 Demolition Plan.*

**April 18, 2026 Paggi Comment: Comment Partially Satisfied. The specifications for removal shall be added to the plans. It is likely that the DCHD will have an opinion on how the tank removal should be addressed on the plans.**

8. March 16, 2026 Paggi Comment: Please show the existing water service on the plan and include any associated information relative to its proposed abandonment, removal or continued use.  
*April 10, 2026 Applicant Response: No response provided.*  
**April 18, 2026 Paggi Comment: Comment Satisfied. The water service appears to be shown on the revised demolition plan as connecting to the rear of the existing structure. See callout #36 on Sheet C1.1.**
  
9. March 16, 2026 Paggi Comment: Please provide lane width dimensions for the drive-through and pass-through lanes on the Site Plan.  
*April 10, 2026 Applicant Response: Lane widths have been added to the site plan and can be found in the striping plan, see C2.1 Site Plan.*  
**April 18, 2026 Paggi Comment: Comment Satisfied.**
  
10. March 16, 2026 Paggi Comment: Please provide a vehicle maneuvering plan to demonstrate that the site can be navigated by passenger vehicles, fire apparatus, delivery trucks.  
*April 10, 2026 Applicant Response: A vehicle maneuvering plan has been added to the civil drawings, see C6.2 Turning Path Analysis.*  
**April 18, 2026 Paggi Comment: Comment Partially Satisfied. The plans do not specify a designated loading zone for the delivery vehicle. Please clarify where delivery vehicle loading/unloading is anticipated to occur.**
  
11. March 16, 2026 Paggi Comment: Please confirm whether any conflicts are anticipated associated with the delivery and setting of the prefabricated building (i.e. overhead wires, crane access, etc.).  
*April 10, 2026 Applicant Response: No issues with this site, this site has plenty of room to deliver and set the building.*  
**April 18, 2026 Paggi Comment: Comment Satisfied.**
  
12. March 16, 2026 Paggi Comment: Comments on the proposed landscaping and lighting plans are deferred to the Planning Board’s Planning Consultant.  
*April 10, 2026 Applicant Response: Acknowledged.*  
**April 18, 2026 Paggi Comment: Comment Previously Deferred.**

### **Environmental Assessment Form Comments**

13. March 16, 2026 Paggi Comment: The following comments are offered for the submitted Short Environmental Assessment Form:  
*April 10, 2026 Applicant Response: These comments will be addressed under separate cover.*  
**April 18, 2026 Paggi Comment: Comments Below Remain Pertinent.**
  - 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 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.