

June 12, 2026

June 15, 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 to H&H Comments, dated May 18, 2026, prepared by Brew Team NY, LLC, 7 Brew Franchisee, 3108 Vestal Pkwy E., Vestal, NY 13850.
- Comments Response Letter for 7 Brew Coffee, dated 5/7/2026, prepared by Toth & Associates, 1550 E. Republic Road, Suite A, Springfield, MO 65804.
- Short Environmental Assessment Form, dated 5/1/2026, prepared by Brew Team.
- Sign Plans, (7 sheets), prepared by Springfield Sign.
- Site Development Plans for 7 Brew Coffee, all dated 11/20/2025 with various revision dates noted below, and prepared by Toth & Associates, 1550 E. Republic Road, Suite A, Springfield, MO 65804, including the following:
 - Cover Sheet (C0.0), last revised 5/7/2026.
 - General Notes (C0.1), last revised 5/7/2026.
 - General Notes (C0.1), last revised 5/7/2026.
 - Area Plan (C0.2), last revised 4/10/2026.
 - Demolition Plan (C1.1), last revised 5/7/2026.
 - Erosion Control Plan (C1.2), last revised 4/10/2026.
 - Site Plan (C2.1), last revised 5/7/2026.
 - Grading Plan (C3.1), last revised 4/10/2026.
 - Utility Plan (C4.1), last revised 5/7/2026.
 - Storm Plan and Profile (C4.2) last revised 5/7/2026.
 - Sanitary Plan and Profile (C4.3), last revised 5/7/2026.
 - Landscape Plan (C5.1), last revised 4/10/2026.
 - Striping Plan (C6.1), last revised 4/10/2026.
 - Turning Path Analysis (C6.2), last revised 5/7/2026.
 - Details (C7.1).
 - Details (C7.2), last revised 5/7/2026.

- Details (C7.3).
- Details (C7.4), last revised 5/7/2026.
- Exterior Elevations (A2.1), last revised 3/5/2026.
- Exterior Elevations (A2.2), last revised 3/5/2026.
- Trash Enclosure Details (A6.1).
- Remote Cooler Details (A7.1).
- Site Utilities Plan (SU1.1) *was not provided with this submission.*
- Site Photometric Plan (SU1.2), last revised 3/9/2026.

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.
May 7, 2026 Applicant Response: *Please see attached the Sonic development plans provided to Toth & Associates by the property owner.*
June 15, 2026 Paggi Comment: **Note that no plans of record were included in the submitted materials received and reviewed by this office. Therefore, the Above 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.
May 7, 2026 Applicant Response: *Acknowledged.*
June 15, 2026 Paggi Comment: **Above Comment Remains Pertinent.**

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.

May 7, 2026 Applicant Response: *We have contacted Daniel Keeler (Senior Public Health Engineer DCHD) an application will be submitted to DCHD for review.*

June 15, 2026 Paggi Comment: **Above Comment Remains Pertinent.**

4. **Comment Previously 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.

May 7, 2026 Applicant Response: *Keynotes have been placed for clarity and to reference the MEP plans for grease trap design specifications. Additionally, a grease trap detail has been provided, see sheets C4.1 Utility Plan & C7.4 Details.*

June 15, 2026 Paggi Comment: **Note that MEP Plans were not included in the submitted materials which were received and reviewed by this office. 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.

May 7, 2026 Applicant Response: *Storm & sanitary profiles, sanitary sewer notes, and a concrete encasement detail have been added to the plans for clarity, see sheets C4.1 Utility Plan, C4.2 Storm Plan & Profile & C4.3 Sanitary Plan & Profile.*

June 15, 2026 Paggi Comment: **We defer further comment on the utility plan until comments from the DCHD are received.**

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.

May 7, 2026 Applicant Response: *Per a phone conversation with Daniel Keeler (Senior Public Health Engineer DCHD) it was recommended that standard abandonment practices be implemented and noted on the plans, see sheets C0.1 General Notes & C1.1 Demo Plan.*

June 15, 2026 Paggi Comment: **Comment Satisfied.**

8. **Comment Previously 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. **Comment Previously 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.

May 7, 2026 Applicant Response: *A designated loading zone has been added, see sheet C2.1 Site Plan.*

June 15, 2026 Paggi Comment: **Comment Satisfied.**

11. **Comment Previously Satisfied.**

12. **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.

May 7, 2026 Applicant Response: *Responses regarding the EAF will be submitted under a separate cover.*

June 15, 2026 Paggi Comment: **Comment Satisfied.**

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.