

**TOWN OF WAPPINGER  
PLANNING BOARD**

**PROJECT NAME:** 7 Brew Coffee – Amended Site Plan  
**MEETING DATE:** January 21, 2026  
**ACCOUNT NUMBER:** 25-3531  
**DATE PREPARED:** December 19, 2025

X  SITE PLAN        SPECIAL USE PERMIT        SUBDIVISION

**THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATIONS. PLEASE SUBMIT ANY COMMENTS TO THE TOWN OF WAPPINGER PLANNING BOARD, 20 MIDDLEBUSH ROAD, WAPPINGERS FALLS, NY 12590 WITHIN FIFTEEN (15) DAYS.**

- 1   TOWN FILE
- 7   TOWN OF WAPPINGER PLANNING BOARD
- 1   PLANNING BOARD ENGINEER
- 1   PLANNER TO THE TOWN
- 1   PLANNING BOARD ATTORNEY
- HIGHWAY SUPERINTENDENT
- 1   FIRE PREVENTION BUREAU
- RECREATION
- ARMY CORP. OF ENGINEERS
- 1   DUTCHESS COUNTY DEPT. OF PLANNING
- DUTCHESS COUNTY DEPT. OF PUBLIC WORKS
- 1   NEW YORK STATE DEPT. OF TRANSPORTATION
- 1   DUTCHESS COUNTY DEPT. OF HEALTH
- 1   DUTCHESS COUNTY SOIL & WATER
- NYS DEPT OF D.E.C
- TOWN OF FISHKILL
- TOWN OF EAST FISHKILL
- TOWN OF LAGRANGE
- 1   VILLAGE OF WAPPINGER PLANNING BOARD
- BUILDING INSPECTOR
- 1   ZONING ADMINISTRATOR-BARBARA ROBERTI
- TOWN CLERK
- CAMO POLUTION
- STORM WATER MANAGEMENT (WALTER ARTUS)
- CENTRAL HUDSON

\*\*\*\*\* PLEASE NOTE ANY VIOLATIONS UPON YOUR REVIEW\*\*\*\*\*

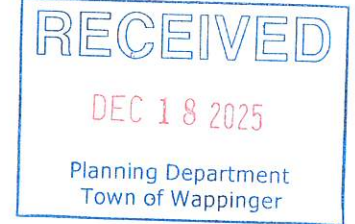


Brew Team NY, LLC | 7 Brew Franchisee | 3108 Vestal Pkwy E, Vestal, NY 13850

12/19/2025

Via: UPS

Town of Wappinger  
20 Middlebush Rd  
Wappingers Falls, NY 12590



RE: 7 Brew Coffee – 1506 US Route 9

7 Brew is a drive-thru only coffee concept that serves beverages and no food. We serve a variety of made to order beverages, including coffee, tea, Italian sodas, smoothies, shakes, energy drinks, and hot chocolate.

We believe we are the face of a coffee revolution with our unique speed of service coupled with quality products. Our delicious drinks are made from the best ingredients, served by always energetic, upbeat, fun, and welcoming baristas, in a fast and consistent drive-thru. Each one of our location’s employees, between 40-50 high energy people, are sure to put a smile on guests’ faces!

Our model takes up a small footprint of around half an acre to an acre with a 510 square foot prefabricated building. At 7 Brew, we offer drive thru only with two ordering lanes that help us process orders ultra-fast (think Chick-fil-A) to allow our guest to get in and out to tackle their day. There is no interior or exterior seating available. Our baristas greet guests at their vehicles with iPad, and drinks are then delivered directly to the vehicles. There are no obnoxious speaker boxes; all our interactions are person to person. Our stands operate Sunday through Thursday from 5:30 am to 10:00 pm and from 5:30 am to 11:00 pm on Friday and Saturday.

Our thoughtfully designed building has a canopy that stems from each side to protect our employees and our guests from the weather during the ordering and delivery process. We do offer walk up ordering service, but this equates to less than 1% of our sales and is typically used by first responders, which we offer a 50% discount too.

Brew Team NY, LLC (7 Brew) proposes to redevelop an existing 0.74-acre shopping center pad (site) at 1506 US Route 9, in the Town of Wappinger, as part of a lease agreement with Wappinger Shopping Center, LLC, owners of Block 2, Lot 653. The proposed redevelopment includes the demolition of an existing fast-food restaurant and parking, landscaping, and utilities, and the construction/installation of our 510 square foot prototype stand that is supported by a 338 square foot remote cooler and storage structure. Both the stand and cooler structures are prefabricated in Springfield, Missouri and then trucked to the site, which expedites our construction timeline. Both the stand, cooler/storage structure, and dumpster enclosure are clad in an attractive and durable Nichiha fiber cement product.





Brew Team NY, LLC | 7 Brew Franchisee | 3108 Vestal Pkwy E, Vestal, NY 13850

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The site is within the Wappinger Plaza shopping center and in the Shopping Center Zoning District (Zone SC). We plan to keep all the ingress and egress points the same as the current use. The drive-thru lanes will be accessed from the parking lot of the center. The proposed layout will accommodate 35 vehicles in the queue, which will be sufficient to handle our peak hour demand, which is estimated to be 14 vehicles based on observations at other stands in NYS.

We look forward to presenting our project to the Town of Wappinger, do not hesitate to contact me via email at [doug.beachel@7brewteam.com](mailto:doug.beachel@7brewteam.com); or via phone at 315-409-8692

Regards,

*Doug Beachel*

Doug Beachel  
Director of Entitlements



RECEIVED

DEC 18 2025

Planning Department  
Town of Wappinger

TOWN OF WAPPINGER PLANNING BOARD

Application No. 25-3531  
Date Received: 12-18-25  
Fee Received: \$350.00  
Escrow Received: \$3,750.00

APPLICATION FOR SITE PLAN APPROVAL

TITLE OF PROJECT: 7 Brew Coffee - WAPPINGERS FALLS, NY  
Location of Property: 1506 US Route 9, Block 2, Lot 653

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

Brew Team NY, LLC  
3108 Vestal Pkwy E. Vestal New York 13850  
Street Town State Zip  
Doug Beachel 315-409-8692 doug.beachel@7brewteam.com  
Contact Person Phone Number Email

NAME & ADDRESS OF OWNER (Corporation or Individual):

WAPPINGER SHOPPING CENTER LLC  
500 5TH AVENUE, 39TH FLOOR NEW YORK, NEW YORK 10110  
Street Town State Zip  
HAROLD SUTTON 212.204.3450  
Contact Person Phone Number Email

Grid No. 6157-02-653974

Please specify use or uses of building and amount of floor area devoted to each:

Existing Use: VACANT PROPERTY (CLOSED SONIC RESTAURANT)

Proposed Use: Installation of a 510 sf prefabricated building, 338 sf cooler/storage, canopies and associated site work.

Existing Sq. Footage: 1,815 Use: RESTAURANT  
Proposed Sq. footage: 510 Use: 7 Brew Coffee Stand - Drive Thru only

Location of Property: 1506 US Route 9, Block 2, Lot 653

Zoning District: SC Acreage: 0.74

Anticipated No. of Employees: 6-10

Existing No. of Parking Spaces: 30 Proposed No. of Parking Spaces: 9

Brew Team NY, LLC

\_\_\_\_\_  
Type Name (Corporation, LLC, Individual, etc.)

12/19/2025

\_\_\_\_\_  
Date  
315-409-8692

\_\_\_\_\_  
Owner's Telephone No.

*Doug Beachel*

\_\_\_\_\_  
Owner or representative's signature  
Doug Beachel - Director of Entitlements

\_\_\_\_\_  
Type Name and Title \*\*\*  
3100 Vestal Pkwy E., Vestal, NY 13850

\_\_\_\_\_  
Owner's Address

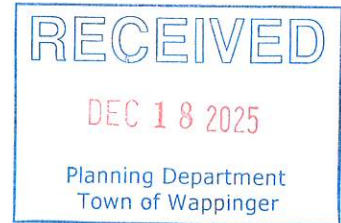
**\*\*\*If this is a Corporation or LLC please provide documentation of authority to sign.**

Note: \*The applicant is responsible for the cost involved in publishing the required legal notice in the local newspaper;

\* If Special Use Permit for the above use has been applied for, please check .

- **Application Fees are non-refundable.**

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD  
WAPPINGERS FALLS, NY 12590  
PH: 845-297-6256  
Fax: 845-297-0579

Owner Consent Form

Project No: 25-3531

Date: 12/19/2025

Grid No.: 6157-02-653974

Zoning District: SC

Location of Project:  
1506 US Route 9, Block 2, Lot 653

Name of Applicant: Brew Team NY, LLC

Print name and phone number

Description of

Project: Demolition of existing Commercial Restaurant / Fast Food establishment  
with associated parking, landscaping, and utility services  
and construction/installation of a 510 sf coffee stand, 338 sf cooler/storage  
structure, canopies and associated site improvements.

I, Wappinger Shopping Center LLC, owner of the above land/site/building hereby give permission for the Town of Wappinger to approve or deny the above application in accordance with local and state codes and ordinances.

12/19/2025  
Date

Owner's Signature

212-204-3450  
Owner's Telephone Number

Harold Sutton  
Print Name and Title \*\*\*

\*\*\* If this is a Corporation or LLC, please provide documentation of authority to sign.

If this is a subdivision application, please provide a copy of the deed.