



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.





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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; or via phone at 315-409-8692

Regards,

Doug Beachel

Doug Beachel
Director of Entitlements

