

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

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

Application for an Area Variance

Appeal No.: 26-7868

Date: 2-3-26

TO THE ZONING BOARD OF APPEALS, TOWN OF WAPPINGER, NEW YORK:

I (We), Brew Team, LLC residing at 3108 Vestal Pkwy E.
Vestal, NY 13850, (phone) 315-409-8692, hereby,
appeal to the Zoning Board of Appeals from the decision/action of the Zoning Administrator,
dated 1/21/2026, and do hereby apply for an area variance(s).

Premises located at: 1506 U.S. 9, Block 2, Lot 256

Tax Grid No.: 6157-02-653 974

Zoning District: SC

1. Record Owner of Property:

WAPPINGER SHOPPING CENTER LLC

Address: 500 5th Avenue, 39th Floor, New York, NY 10110

Phone Number: Harold Sutton 212-204-3450

Owner Consent dated: 12/19/2025

Signature: Doug Beachel

Print Name: Doug Beachel

2. Variance(s) Request:

Variance No. 1

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following
requirements of the Zoning Code.

240-37 Front Yard Setback

(Indicate Article, Section, Subsection and Paragraph)

Required: 75'

Applicant(s) can provide: 31.8'

Thus requesting: 43.2 Front Yard Setback Variance

To allow: For the construction of a new building and canopy with necessary drive-thru circulation

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Variance No. 2

I (We) hereby apply to the Zoning Board of Appeals for a variance(s) of the following requirements of the Zoning Code.

(Indicate Article, Section, Subsection and Paragraph)

Required: _____

Applicant(s) can provide: _____

Thus requesting: _____

To allow: _____

3. Reason for Appeal (Please substantiate the request by answering the following questions in detail. Use extra sheet, if necessary):

- A.** If your variance(s) is (are) granted, how will the character of the neighborhood or nearby properties change? Will any of those changes be negative? Please explain your answer in detail.

SEE ATTACHED PROJECT NARRATIVE

- B.** Please explain why you need the variance(s). Is there any way to reach the same result without a variance(s)? Please be specific in your answer.

SEE ATTACHED PROJECT NARRATIVE

- C.** How big is the change from the standards set out in the zoning law? Is the requested area variance(s) substantial? If not, please explain in detail why it is not substantial.

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- D.** If your variance(s) is (are) granted, will the physical environmental conditions in the neighborhood or district be impacted? Please explain in detail why or why not.

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E. How did your need for an area variance(s) come about? Is your difficulty self-created?
Please explain your answer in detail.

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F. Is your property unique in the neighborhood that it needs this type of variance? Please explain your answer in detail.

SEE ATTACHED PROJECT NARRATIVE

4. List of attachments (*Check applicable information*)

- (x) Survey dated: 11/03/2025, Last revised _____ and
Prepared by: MJ Engineering, Arch., Landscape Arch., and Land Surveying, P.C.
- (x) Plot Plan dated: 11/20/2025.
- () Photos
- (x) Drawings dated: 11/20/2025.
- () Letter of Communication which resulted in application to the ZBA.
(e.g., *recommendation from the Planning Board/Zoning Denial*)
Letter from: _____ Dated: _____
- (x) Other (*Please list*): Owner Consent, SEAF, Project Narrative

5. Signature and Verification

Please be advised that no application can be deemed complete unless signed below. The applicant hereby states that all information given is accurate as of the date of application.

SIGNATURE: Doug Beachel
(Appellant)

DATED: 1/21/2026

SIGNATURE: _____
(If more than one Appellant)

DATED: _____

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Owner Consent Form

Project No: 26-1868

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

[Signature]
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.