



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

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## Project Narrative – Area Variance Requested

**7 Brew Coffee Stand  
1506 U.S. Route 9  
Wappingers Falls, NY 12590**

Brew Team NY, LLC (“7 Brew”) proposes to redevelop an existing 0.75-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 263. The proposed redevelopment includes the demolition of an existing fast-food restaurant and parking, landscaping, and utilities, and the construction/installation of a 510 square foot 7 Brew Coffee Stand, a 338 Square foot cooler/dry storage unit along with associated utilities, drive-thru lanes, drive aisles, parking, signage, landscaping, and an enclosed dumpster.

7 Brew is requesting the following Area Variance from the Zoning Board of Appeals to re-develop the site as follows:

Area Variance Request:

- Front Yard Setback Requirement (Town Code Section 240, Attachment 4) from US Route 9 is 75 feet.
  - We request a front yard setback of 31.8’

**3. Reason for Appeal** (Please substantiate the request by answering the following questions in detail):

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.

- The granting of our variance would not result in any changes to the character of the neighboring properties as this is a site redevelopment of a closed quick service restaurant (Sonic) into a comparable use (7 Brew Drive Through Coffee). In fact, it will create a benefit in that nearby residents will have additional options for beverage options while reinvigorating a currently vacant business-focused parcel, as well as providing employment opportunities and additional tax revenue.

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

- The proposed 7 Brew Coffee is designed to provide the most efficient layout for day-to-day operations and vehicular traffic within the commercial plaza. The proposed layout preserves the current circulation patterns which are best suited for Wappinger Plaza; in the same manner as the previously constructed Sonic was laid out.
- Without a setback variance, the site circulation would not accommodate the requirements 7 Brew needs for a double drive through lane wrapping around the





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coffee stand. This is based on the volumes we see at other recently opened locations throughout NYS and in the Northeast. This layout also keeps the current ingress and egress patterns of the previous use in place thereby mitigating re-educating users on existing traffic patterns.

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.

- A 43.2' reduction in setback is moderately substantial taken on its own. This dimension is to the canopy of the Coffee Stand which is 9 feet in height and allows the driver's side windows of vehicles in both drive through lanes to be under cover for the delivery of their beverages by employees who walk to each vehicle. The actual building is 51' from the ROW which would be a reduction of 24' from the 75' required setback. This results in the visual impact being much more closely aligned with where the current Sonic is on the parcel (58.5') from the ROW. Our building (510 SF) is also significantly smaller than Sonic (1,700 SF) so the visual impact will be significantly reduced.

D. If your variance(s) is (are) granted, will the physical environment conditions of the neighborhood or district be impacted? Please explain why or why not.

- The proposed 7 Brew Coffee Stand will be slightly less physically impactful than the prior Sonic Restaurant as our building is significantly smaller and we will be removing the canopy that Sonic has used for ordering and delivery along the northeastern side of the property.

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

- The need for a setback variance came about as a result of the logistics required in order to safely navigate customer traffic around the site and proposed building without detrimentally impacting traffic flow to other established users in the plaza.

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

- The proposed 7 Brew Coffee Stand is located on a portion of the plaza that doesn't have the same depth as the other users adjacent to US Route 9. This dimensional constraint requires us to seek a variance in order to have our use fit the parcel as well as maintain continuity with current traffic flow and ingress/egress points within the plaza as well as to US Route 9.





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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

