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MEMORANDUM

To: Bruce M. Flower, Chairman, and
the Town of Wappinger Planning Board

Date: March 12, 2026

Subject: **7 Brew Coffee – Amended Site Plan**
Tax Lots 6157-02-653974

As requested, we reviewed the application of Doug Beachel of Brew Team NY, LLC (the “Applicant”) for Amended Site Plan Approvals.

The Property

The subject property is known as Tax Lot 6157-02-653974 on the Town of Wappinger Tax Assessment Maps. The property is located at 1506 Route 9. The subject property is a 0.74 acre pad in the Wappinger Shopping Center at the location of the former Sonic building. The property is in the Shopping Center (SC) zoning district (the “Subject Property” or “Site”).

The Proposal

The Applicant is proposing the installation / construction of a 510 sf. prefabricated building, 338 sf. cooler / storage, canopies for a coffee stand and drive thru only service (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted an Application for Site Plan Approval dated 12/19/25; a Short Environmental assessment Form dated 11/25/25; a narrative dated 12/19/25 prepared by Doug Beachel; a Traffic Operations Review prepared by GTS Consulting dated 2/10/26; and a site plan (21 pages) titled 7 Brew Coffee Wappingers Falls, NY dated 11/20/25.

REVIEW COMMENTS

It is our understanding that certain Site Plan elements discussed at the last Planning Board meeting with the Applicant are still in the process of being revised by the Applicant and will be included in future submissions. These include, but are not limited to, lighting, signage, and landscaping. It is our recommendation to the Applicant that these changes be described in a narrative and that any waiver requests for the Planning Board with respect to lighting or signage be itemized and described in that narrative. These subjects are therefore not considered in this review memo and instead our analysis focuses on the traffic study submitted and internal site circulation.

1. Traffic.

- a. The proposed trip generation should be compared to the Site's most trip generation intense as-of-right use or the previous Sonic drive-thru trip generation.
- b. The Applicant should consider revising their 60% pass-by trip credit, as this appears high. Typically, a maximum pass-by credit used in New York State is 25%.
- c. The Applicant should add a weekday midday peak hour trip generation. Based on our experience analyzing a 7 Brew location in Wallingford, CT, this period generates similar to weekday morning and Saturday midday peak times.
- d. With respect to the comparison provided for other 7 Brew locations, the Applicant should provide average daily, and hourly, traffic on adjacent roads compared to the Project Site to confirm similar adjacent traffic at sites used to calculate site traffic estimates. Additionally, the Applicant should confirm the number of lanes on adjacent main roads are the same as Route 9.

2. Site Layout.

- a. The Applicant should revise the plans to either eliminate, relocate, or restrict the 4 interior parking spaces to be employee only. In any event, the ADA space should be relocated so that it is not obstructed by queuing vehicles.
- b. Based on our analysis of the Proposed Action and of the 7 Brew location we have analyzed in Wallingford, CT, the 23-25 queue spaces are both sufficient and warranted for the proposed use.

3. SEQRA. The Application is considered to be a Type II action with respect to SEQRA. No further SEQRA action is required.

If you have any questions with respect to the above, please let us know.

Malcolm Simpson, AICP
Planner

cc:
Kyle Barnett, Esq.
Barbara Roberti
Christian Paggi, PE.