



T Consulting



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Tel: (315) 391-5110

March 23, 2026

Brew Team NY, LLC
3108 Vestal Parkway East, Suite 1
Vestal, NY 13850

Attn: Mr. Larry Adler

**Re: Response to 3-12-26 H&H Comments – Traffic Review – Proposed 7 Brew Development
1506 US Route 9, Wappinger Falls, NY**

Dear Mr. Adler:

I have reviewed the March 23, 2026 comments from H&H regarding the February 10, 2026 traffic operations review completed for the proposed 7 Brew development at 1506 US Route 9 in Wappinger Falls, NY. The comments are noted below in italics followed by my response to each:

Comment 1a – 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.

The traffic review has been updated to provide a comparison of the trip generation estimates for the previous use as Sonic fast food restaurant verses the proposed 7 Brew coffee shop.

Comment 1b – 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%.

Our traffic studies regularly use pass-by rates of 60% for the coffee shops and rates of 50%-60% for other developments such as fast food restaurants or gas stations, and are routinely accepted by NYSDOT regions throughout the state. While it is our opinion that 60% is reasonable for this type of development that draws the majority of their trips from traffic that is on their way to another destination, the review was updated to use a 25% pass-by rate as requested by H&H.

Comment 1c – 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.

The weekday midday peak period was added to the trip generation estimates and study discussion.

Comment 1d – 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.

A table was added to the study summarizing the above items for the other sites reviewed.

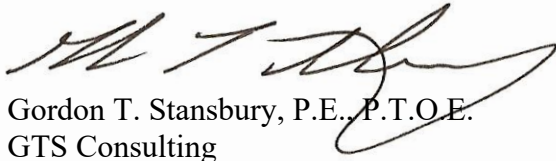


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If you have any questions or need additional information, please call.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. T. Stansbury', is written over a light gray rectangular background.

Gordon T. Stansbury, P.E., P.T.O.E.
GTS Consulting