GTS Consulting
1396 White Bridge Road
Chittenango, NY 13037
Tel: (315) 391-5110

March 23, 2026

Brew Team NY, LLC
3108 Vestal Parkway East, Suite1
Vestal, NY 13850

Attn: Mr. Larry Adler

Re: Traffic Operations Review – Proposed 7 Brew Development
1506 US Route 9, Wappinger Falls, NY

Dear Mr. Adler:

I have completed my review of traffic operations associated with the proposed 7 Brew development at 1506 US Route 9 in the Wappinger Falls, NY. This letter summarizes the work completed in this review as well as my findings.

This review has been updated in response to comments received from H&H on March 12, 2026

Project Understanding

The project site is located on the east side of US Route 9 and is an outparcel in the Wappinger Plaza in Wappinger Falls, NY. The site was formerly occupied by a 2,800 SF Sonic fast food restaurant with drive through operations. The proposed development includes an approximately 510 SF drive through only 7 Brew coffee shop with a 415 SF remote cooler, totaling 925 SF. The drive through operations will utilize two drive through lanes.

The site access is provided via the existing full access signalized Wappinger Plaza driveway to US Route 9 to the south of the site, and a right out exit only driveway to US Route 9 immediately north of the site. There are no changes planned to the access driveways associated with the proposed 7 Brew development.

A concept plan showing the proposed site layout has been attached.

Trip Generation Estimate

The previous use on the site included a 2,800 SF Sonic fast food restaurant. The proposed development includes a 925 SF 7 Brew drive thru coffee shop with two drive thru lanes. Trips generated by the previous development were estimated using the ITE Trip Generation, 12th Edition, which is the industry accepted standard for estimating traffic generated by new developments. Land Use 934 – Fast-Food Restaurant with Drive Through Window was used.

Additionally, the ITE Trip Generation, was used to estimate the percentage of trips for the proposed development that would be pass-by trips. Pass-by trips are vehicles that stop at the development on their way to another location, such as stopping on their way to work in the morning or on their way

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home in the evening. These vehicles are already traveling on the roadway and are diverted to the site. Based on data reviewed, the average pass-by percentage for a fast food restaurant with drive thru is 50% during the morning peak hour and 55% during the evening peak hour. Per comments received from H&H, a 25% pass-by rate was assumed for all peak hours.

The following table summarizes the trip generation estimate for the previous Sonic development based on standard ITE trip generation rates.

ITE Trip Generation Estimate – Previous Sonic Restaurant

	Morning Peak Hour		Midday Peak Hour		Evening Peak Hour	
	Entering	**Exiting**	**Entering**	**Entering**	**Entering**	**Exiting**
Sonic – 2,800 SF	47	46	79	79	46	42
Pass-by Trips – 25%	*-11*	*-11*	*-20*	*-20*	*-11*	*-11*
New Trips Generated	**36**	**35**	**59**	**59**	**35**	**31**

	Saturday Peak Hour	
	Entering	**Exiting**
Sonic – 2,800 SF	72	70
Pass-by Trips – 25%	*-18*	*-18*
New Trips Generated	**54**	**52**

Given the unique offerings of the proposed 7 Brew development and popularity being a new brand in the area, it is recognized that the development may generate traffic at levels higher than predicted by the ITE Trip Generation. In order to provide the most accurate estimate of trips generated, existing transaction data was reviewed on Thursday, September 4th, Saturday, September 6th, and Tuesday, September 9th, 2025 at the following seven existing 7 Brew sites in Upstate New York:

- 230 Comrie Avenue – Johnstown, NY
- 235 Erie Boulevard West – Rome, NY
- 1893 Central Avenue – Colonie, NY
- 4796 Commercial Drive – New Hartford, NY
- 879½ - NYS Route 13 – Cortland, NY
- 3906 Brewerton Road – Syracuse, NY
- 2410 Watt Street – Schenectady, NY

The following table provides a summary of the adjacent roadways passing the existing sites used in the trip generation review:

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Existing Sites Reviewed

Location	Number of Lanes	AADT	Peak Hour Volumes AM / Midday / PM
Comrie Avenue – Johnstown	5 Lanes	17,563 veh	994 veh / 1383 veh / 1558 veh
Erie Boulevard West – Rome	4 Lanes	22,715 veh	1346 veh / 1799 veh / 2160 veh
Central Avenue – Colonie	5 Lanes	23,496 veh	1549 veh / 1463 veh / 1906 veh
Commercial Dr – New Hartford	6 Lanes	23,933 veh	1138 veh / 2300 veh / 2419 veh
NYS Route 13 – Cortland	5 Lanes	29,772 veh	1671 veh / 2199 veh / 2433 veh
Brewerton Road – Syracuse	Route 11 – 5 Lanes South Bay – 4 Lanes	15,668 veh 11,114 veh	1562 veh / 2134 veh / 2540 veh
2410 Watt Street – Schenectady	6 Lanes	32,040 veh	2327 veh / 1919 veh / 2670 veh

The number of transactions per hour were summarized at each location over the morning, evening and Saturday peak periods, and then averaged to identify the average number of transactions per hour for a 7 Brew development. It was assumed that each transaction equates to 1 vehicle entering and exiting the site for trip generation purposes. Using the highest hourly transaction rate for each peak period, the following table summarizes the trip generation estimates based on local operations. A 25% pass-by rate was used as requested by H&H.

ITE Trip Generation Estimate – Proposed 7 Brew

	Morning Peak Hour		Midday Peak Hour		Evening Peak Hour	
	Entering	**Exiting**	**Entering**	**Entering**	**Entering**	**Exiting**
7 Brew – 925 SF	49	49	30	30	41	41
Pass-by Trips – 25%	*-12*	*-12*	*-7*	*-7*	*-10*	*-10*
New Trips Generated	**37**	**37**	**23**	**23**	**31**	**31**

	Saturday Peak Hour	
	Entering	**Exiting**
7 Brew – 925 SF	87	87
Pass-by Trips – 25%	*-21*	*-21*
New Trips Generated	**66**	**66**

The detailed trip generation calculations have been attached.

Overall, the 7 Brew development is expected to generate approximately 49 total trips both entering and exiting the site during the morning peak hour, 30 total trips both entering and exiting during the

midday peak hour, 41 total trips both entering and exiting during the evening peak hour, and 87 total trips entering and exiting during the Saturday peak hour.

The following table provides a summary of the net changes in traffic generation potential for the site with the proposed redevelopment.

Net Change in Traffic Generation Potential

	Morning Peak Hour		Midday Peak Hour		Evening Peak Hour	
	Entering	**Exiting**	**Entering**	**Exiting**	**Entering**	**Exiting**
Pass-by Trips Generated	+1	+1	-13	-13	-1	-1
Direct Trips Generated	+1	+2	-36	-36	-4	0
Total Trips Generated	**+2**	**+3**	**-49**	**-49**	**-5**	**-1**

	Saturday Peak Hour	
	Entering	**Exiting**
Pass-by Trips Generated	+3	+3
Direct Trips Generated	*+12*	*+14*
Total Trips Generated	**+15**	**+17**

Overall, the proposed 7 Brew is expected to generated traffic volumes generally equal to the previous Sonic development during the weekday morning and evening peak hour, significantly lower traffic volumes during the weekday midday peak hour, and slightly higher volumes during the Saturday midday peak period.

Existing Operations

US Route 9 is classified a principal urban arterial roadway and has three lanes northbound and two lane southbound passing the site. The roadway is divided with a median passing the site which limits the northern access to right out only traffic movements. Based on data from the NYSDOT Traffic Data Viewer website, US Route 9 carries 40,607 vehicles per day passing the site.

The main Wappinger Plaza driveway intersection with US Route 9 is controlled by a fully actuated traffic signal with protected only left turn phasing on the north/south US Route 9 approaches and right turn overlap phasing on the east/west Dunkin/Wappinger Plaza approaches.

Historical directional traffic count data was reviewed from the NYSDOT Traffic Data Viewer website to identify peak hour volumes passing the site on US Route 9. Based on counts collected on US Route 9 to the north of the site on September 27th, 2023, there are approximately 1,397 vehicles

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northbound/1,287 vehicles southbound passing the site during the weekday morning peak hour, 1,584 vehicles northbound/1,421 vehicles southbound passing the site during the weekday midday peak hour and 2,046 vehicles northbound/1,700 vehicles southbound passing the site during the weekday evening peak hour. The historical traffic volume count data has been attached.

Potential Impacts on Adjacent Streets

The majority of the traffic generated by the development will be drawn from traffic already passing the site on US Route 9. The increase in new trips (37 vehicles entering/exiting the area during the morning peak hour, 23 vehicles entering/exiting the area during the midday peak hour, and 31 vehicles entering/exiting the area during the evening peak hour) represents 1 additional vehicle entering and exiting the area every 1-2 minutes during the morning peak hour, every 3 minutes during the midday peak hour, and every 2 minutes during the evening peak hour. This nominal increase in traffic will not even be noticeable to existing motorists in the area.

Assuming a 120 second signal cycle length on US Route 9, the 49 total trips entering and exiting the site during the morning peak hour equates to an average of approximately 1-2 vehicles entering and exiting the site per cycle of the signal. Any minor increase in turning movements will have no significant impact on the signal operations. The 41 total trips entering and exiting during the evening peak hour also equates to an average of 1-2 vehicles entering and exiting the site per cycle of the signal. With the traffic accessing the site from both the signalized access the right out only access, the impact on existing turning movements at the adjacent traffic signal will be nominal.

Conclusions

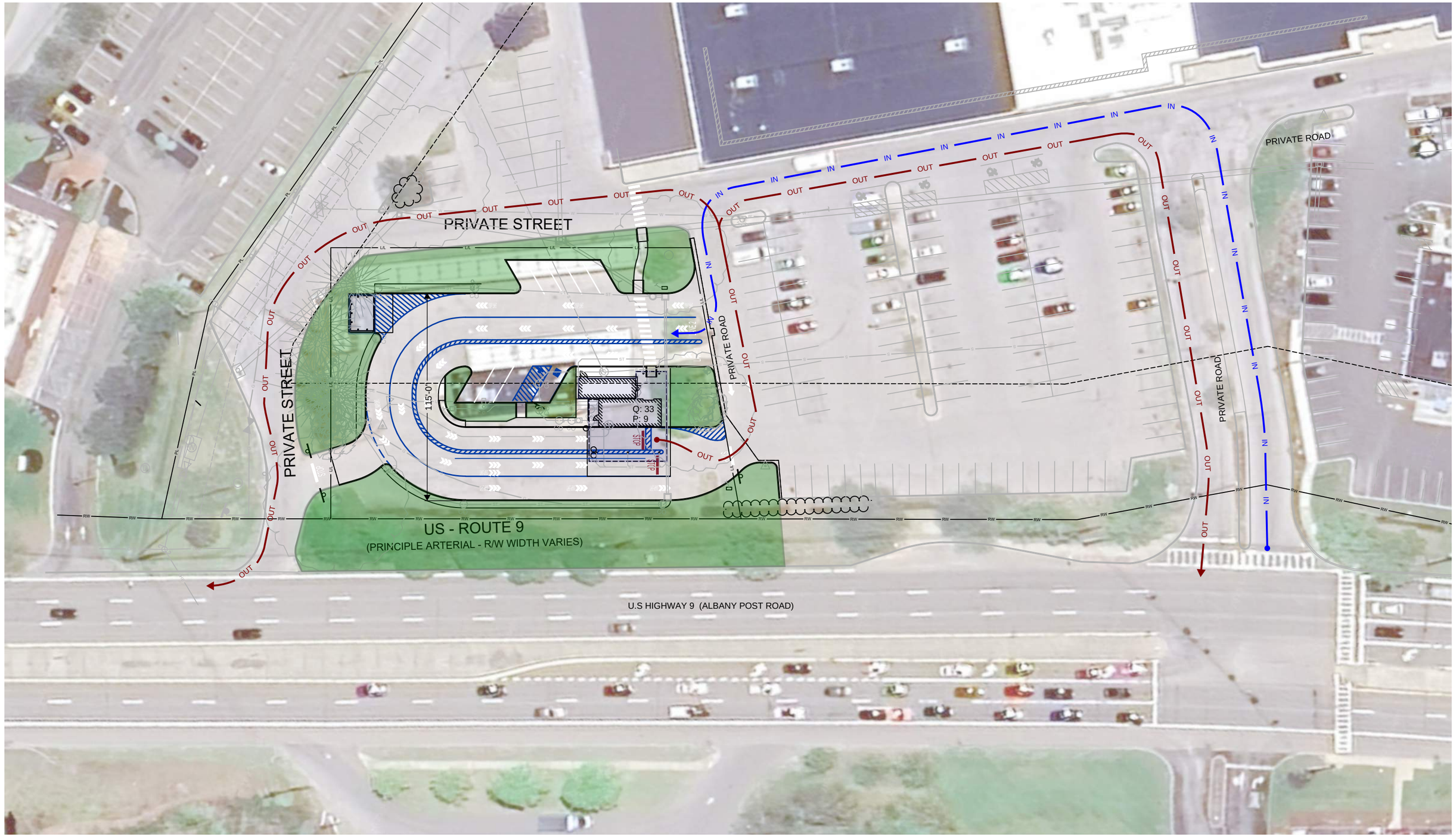
The additional traffic generated by the proposed 7 Brew development will have no notable or significant impact on traffic operations. The proposed development is minor generator of additional traffic that will generally not be noticeable to existing motorists in the area. With signalized access to US Route 9 as well as the right out driveway to the north, the minor increase in traffic will be dispersed between the site driveways and should have no notable impact on traffic operations.

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

Sincerely,

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

Attachments – Site Plan Trip Generation Estimate Historical Count Data



SEVEN 7B BREW
DRIVE THRU COFFEE

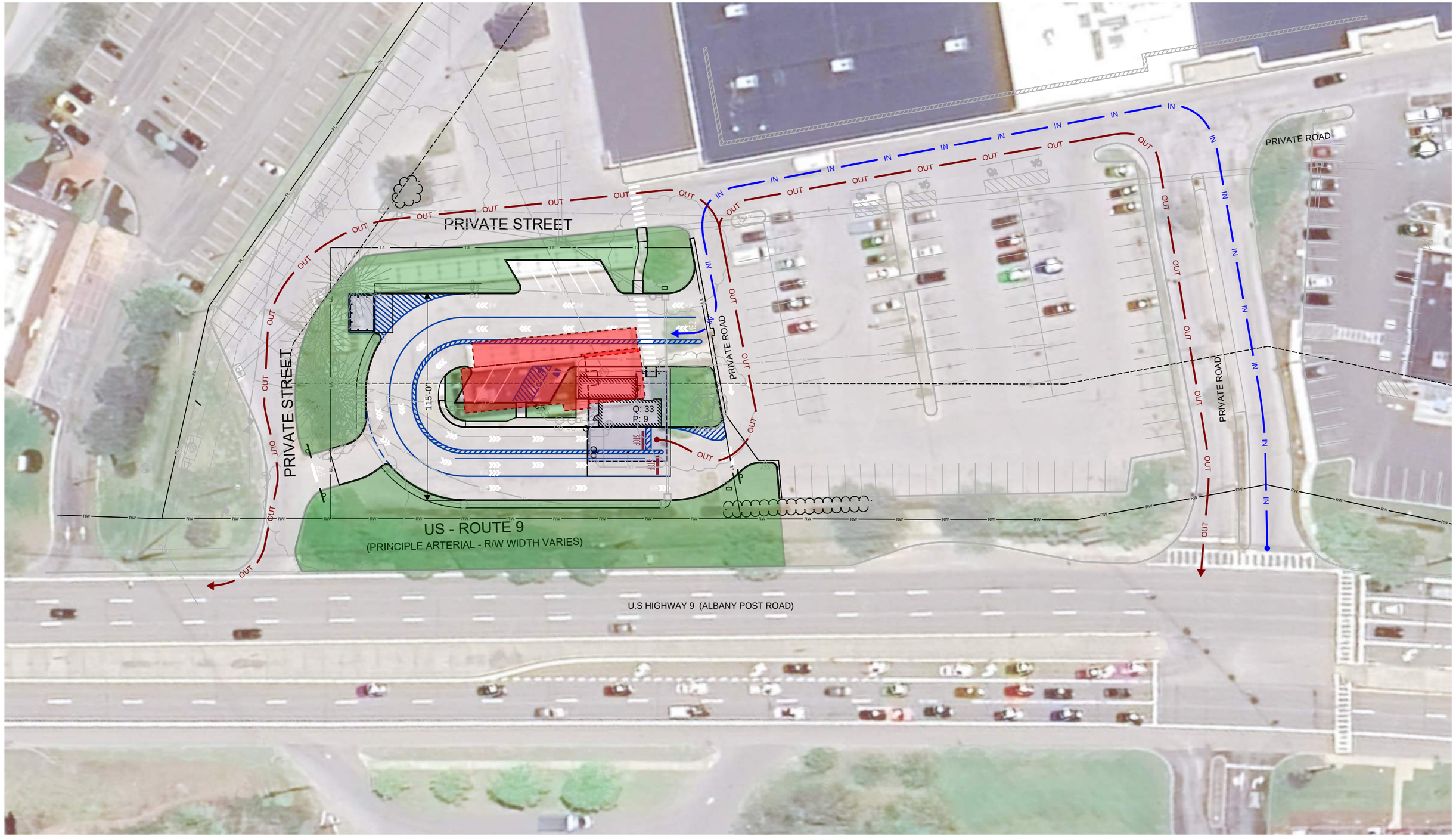
SCALE: 1" = 50'

CONCEPTUAL SITE LAYOUT

Parcel No.
1506 U.S. 9,
WAPPINGERS FALLS, NY

JOB NUMBER:	91.202
ISSUED DATE:	02.27.2026

TOTH & ASSOCIATES
1550 E. Republic Rd, Suite A, Springfield MO. 65804
Toth & Associates, Inc.



SEVEN 7B BREW
DRIVE THRU COFFEE

EXISTING BUILDING TO BE DEMOLISHED

SCALE: 1" = 50'

CONCEPTUAL SITE LAYOUT

Parcel No.
1506 U.S. 9,
WAPPINGERS FALLS, NY

TOTH & ASSOCIATES
1550 E. Republic Rd, Suite A, Springfield MO. 65804
Toth & Associates, Inc.

JOB NUMBER:	91.202
ISSUED DATE:	02.27.2026

Proposed 7 Brew - Drive Thru Coffee Shop
1506 US Route 9 - Wappinger Falls, NY
Trip Generation Estimate

Previous Use	2800	SF - Sonic Fast Food Restaurant
Proposed Development	925	SF - Drive Through Only Coffee Shop (510 SF Coffee Shop with 415 SF Remote Cooler
	2	Drive Through Lanes

ITE Trip Generation - 12th Edition

Land Use 934 - Fast-Food Restaurant with Drive Through Window

Morning Peak Hour	33.24 Trips/1,000 SF	51% Enter	49% Exit
Midday Peak Hour*	56.25 Trips/1,000 SF	50% Enter	50% Exit
Evening Peak Hour	31.60 Trips/1,000 SF	52% Enter	48% Exit
Saturday Peak Hour	50.75 Trips/1,000 SF	51% Enter	49% Exit

* - ITE Trip Gen Rates Not Available - ITE Time of Day Distribution - PM (5-6pm) = 6.7%, Midday (12-1) = 11.9%. Midday = 178% of PM, Assume 50% Enter/50% Exit

Existing 7 Brew Trip Generation Data - New York State Sites - Collected Thursday September 4th, Saturday September 6th, and Tuesday September 9th, 2025

230 Comrie Avenue - Johnstown, NY

Weekday - 9/4/2025	AM Peak Period	7-8am	35	transactions	8-9am	38	transactions
	PM Peak Period	4-5pm	22	transactions	5-6pm	27	transactions
Weekday - 9/9/2025	AM Peak Period	7-8am	31	transactions	8-9am	40	transactions
	PM Peak Period	4-5pm	25	transactions	5-6pm	18	transactions
Saturday - 9/6/2025	Midday Peak Period	11am-12pm	35	transactions	12pm-1pm	50	transactions

235 Erie Boulevard West - Rome, NY

Weekday - 9/4/2025	AM Peak Period	7-8am	52	transactions	8-9am	46	transactions
	PM Peak Period	4-5pm	43	transactions	5-6pm	43	transactions
Weekday - 9/9/2025	AM Peak Period	7-8am	45	transactions	8-9am	45	transactions
	PM Peak Period	4-5pm	39	transactions	5-6pm	35	transactions
Saturday - 9/6/2025	Midday Peak Period	11am-12pm	69	transactions	12pm-1pm	69	transactions

1893 Central Avenue - Colonie, NY

Weekday - 9/4/2025	AM Peak Period	7-8am	50	transactions	8-9am	55	transactions
	PM Peak Period	4-5pm	40	transactions	5-6pm	28	transactions
Weekday - 9/9/2025	AM Peak Period	7-8am	42	transactions	8-9am	43	transactions
	PM Peak Period	4-5pm	26	transactions	5-6pm	22	transactions
Saturday - 9/6/2025	Midday Peak Period	11am-12pm	77	transactions	12pm-1pm	106	transactions

4796 Commercial Drive - New Hartford, NY

Weekday - 9/4/2025	AM Peak Period	7-8am	64	transactions	8-9am	72	transactions
	PM Peak Period	4-5pm	61	transactions	5-6pm	34	transactions
Weekday - 9/9/2025	AM Peak Period	7-8am	46	transactions	8-9am	53	transactions
	PM Peak Period	4-5pm	61	transactions	5-6pm	50	transactions
Saturday - 9/6/2025	Midday Peak Period	11am-12pm	138	transactions	12pm-1pm	120	transactions

879 1/2 NYS Route 13 - Cortland, NY

Weekday - 9/4/2025	AM Peak Period	7-8am	28	transactions	8-9am	34	transactions
	PM Peak Period	4-5pm	38	transactions	5-6pm	37	transactions
Weekday - 9/9/2025	AM Peak Period	7-8am	33	transactions	8-9am	26	transactions
	PM Peak Period	4-5pm	36	transactions	5-6pm	27	transactions
Saturday - 9/6/2025	Midday Peak Period	11am-12pm	64	transactions	12pm-1pm	78	transactions

3906 Brewerton Road - Syracuse, NY

Weekday - 9/4/2025	AM Peak Period	7-8am	65	transactions	8-9am	84	transactions
	PM Peak Period	4-5pm	42	transactions	5-6pm	40	transactions
Weekday - 9/9/2025	AM Peak Period	7-8am	57	transactions	8-9am	48	transactions
	PM Peak Period	4-5pm	56	transactions	5-6pm	39	transactions
Saturday - 9/6/2025	Midday Peak Period	11am-12pm	113	transactions	12pm-1pm	113	transactions

2410 Watt Street - Schnectady, NY

Weekday - 9/4/2025	AM Peak Period	7-8am	42	transactions	8-9am	51	transactions
	PM Peak Period	4-5pm	43	transactions	5-6pm	40	transactions
Weekday - 9/9/2025	AM Peak Period	7-8am	39	transactions	8-9am	53	transactions
	PM Peak Period	4-5pm	43	transactions	5-6pm	35	transactions
Saturday - 9/6/2025	Midday Peak Period	11am-12pm	88	transactions	12pm-1pm	76	transactions

Average Number of Transactions - 7 Sites							
	Weekday Morning Peak Period	**7-8am**	**45**	**transactions**	**8-9 am**	**49**	**transactions**
	Weekday Midday Peak Period*	**11am-12pm**	**27**	**transactions**	**12-1pm**	**30**	
	Weekday Evening Peak Period	**4-5pm**	**41**	**transactions**	**5-6pm**	**34**	**transactions**
	Saturday Midday Peak Period	**11am-12pm**	**83**	**transactions**	**12-1pm**	**87**	**transactions**

* - Weekday Midday Data Not Available - ITE Time of Day Distribution - Land Use 938 - AM (8-9am) = 10.1%, Midday (12-1) = 6.1%. Midday = 60.4% of AM, Assume 50% Enter/50% Exit

Assume each transaction = 1 car entering and 1 car exiting during each peak hour

ITE Pass-by Trip Percentages

Land Use 934 - Fast Food Restaurant with Drive Through - AM - 50%, PM - 55%, Assume 25% - All Time Periods

Land Use 938 - Coffee/Donut Shop Without Indoor Seating - 89% - Assume 25% - All Time Periods

Trip Generation Estimate - Previous Use - Sonic Fast Food Restaurant

Development	Size	Morning Peak Hour			Midday Peak Hour			Evening Peak Hour		
		Total Trips	Entering	Exiting	Total Trips	Entering	Exiting	Total Trips	Entering	Exiting
Sonic Fast Food	2,800 SF	93	47	46	158	79	79	88	46	42
Pass-by Trips - 25%		*-22*	*-11*	*-11*	*-40*	*-20*	*-20*	*-22*	*-11*	*-11*
Total Direct Trips Generated		**71**	**36**	**35**	**118**	**59**	**59**	**66**	**35**	**31**

Development	Size	Saturday Peak Hour		
		Total Trips	Entering	Exiting
Sonic Fast Food	2,800 SF	142	72	70
Pass-by Trips - 25%		*-36*	*-18*	*-18*
Total Direct Trips Generated		**106**	**54**	**52**

Trip Generation Estimate - Proposed 7 Brew Coffee Shop

Development	Size	Morning Peak Hour			Midday Peak Hour			Evening Peak Hour		
		Total Trips	Entering	Exiting	Total Trips	Entering	Exiting	Total Trips	Entering	Exiting
7 Brew	925 SF	98	49	49	60	30	30	82	41	41
Pass-by Trips - 25%		*-24*	*-12*	*-12*	*-14*	*-7*	*-7*	*-20*	*-10*	*-10*
Total Direct Trips Generated		**74**	**37**	**37**	**46**	**23**	**23**	**62**	**31**	**31**

Development	Size	Saturday Peak Hour		
		Total Trips	Entering	Exiting
7 Brew	925 SF	174	87	87
Pass-by Trips - 25%		*-42*	*-21*	*-21*
Total Direct Trips Generated		**132**	**66**	**66**

Net Change in Traffic Generation Potential

	Morning Peak Hour			Midday Peak Hour			Evening Peak Hour		
	Total Trips	Entering	Exiting	Total Trips	Entering	Exiting	Total Trips	Entering	Exiting
Pass-by Trips Generated	+2	+1	+1	-26	-13	-13	-2	-1	-1
Direct Trips Generated	*+3*	*+1*	*+2*	*-72*	*-36*	*-36*	*-4*	*-4*	*0*
Total Trips Generated	**+5**	**+2**	**+3**	**-98**	**-49**	**-49**	**-6**	**-5**	**-1**

	Saturday Peak Hour		
	Total Trips	Entering	Exiting
Pass-by Trips Generated	+6	+3	+3
Direct Trips Generated	*+26*	*+12*	*+14*
Total Trips Generated	**+32**	**+15**	**+17**

Hourly Direction Report NYSDOT_SC 820043000000 Wednesday, September 27, 2023

Site Name	820043
Site ID	820043000000
Description	US9 from CR 93 MYERS CORS RD to CR 104 NEW HACKNSCK RD
Region	8
County	Dutchess
DOTID	100514
County Order	5

Exclude data: None

Time	NB1	NB2	NB3	SB2	SB1	Total
00:00:00	27	74	33	45	34	213
01:00:00	8	22	16	30	15	91
02:00:00	17	68	29	30	18	162
03:00:00	14	28	1	43	24	110
04:00:00	32	50	7	106	75	270
05:00:00	76	132	48	266	233	755
06:00:00	194	268	210	425	536	1633
07:00:00	378	496	523	569	718	2684
08:00:00	374	546	583	565	738	2806
09:00:00	368	468	499	485	614	2434
10:00:00	416	446	501	522	649	2534
11:00:00	446	524	565	557	727	2819
12:00:00	476	532	576	605	815	3004
13:00:00	443	531	541	604	809	2928
14:00:00	484	597	622	631	842	3176
15:00:00	574	591	580	696	951	3392
16:00:00	590	710	695	715	962	3672
17:00:00	612	704	730	712	988	3746
18:00:00	460	531	589	576	770	2926
19:00:00	354	392	443	468	639	2296
20:00:00	239	263	321	355	435	1613
21:00:00	115	180	172	204	305	976
22:00:00	101	153	132	171	168	725
23:00:00	47	102	76	81	73	379
7am-7pm	5621	6676	7004	7237	9583	36121
6am-10pm	6523	7779	8150	8689	11498	42639
6am-12am	6671	8034	8358	8941	11739	43743
12am-12am	6845	8408	8492	9461	12138	45344
am Peak	11:00:00	8:00:00	8:00:00	7:00:00	8:00:00	11:00:00
Peak Volume	446	546	583	569	738	2819
pm Peak	17:00:00	16:00:00	17:00:00	16:00:00	17:00:00	17:00:00
Peak Volume	612	710	730	715	988	3746