

Town of Wappinger
SITE PLAN & (REGULAR) SPECIAL PERMIT CHECKLIST

THE FOLLOWING ITEMS MUST BE PRESENTED TO THE ZONING ADMINISTRATOR ON THE SUBMISSION DATE:

- X Applications: Site Plan Application & Special Use Permit Application (If applicable)
 Must state if the applicant is the owner or contract vendee.
 Applications must be typed. Name of Owner and Applicant must be
 accurate.
- X Signatures: Must be original signatures. Name of Corporation or LLC, etc must be
 typed above signature and name and authorization must be typed below
 signature.
- X Phone Numbers: Include contact phone number and fax number.
- X Letter of Consent: If contract vendee, a letter of consent from the owner is required
- X EAF: Short Form
 Long Form
- X Application Fee: Application fee may be paid in cash, or if paying by check, it must be a
 certified check, bank check, or money order written out to the
 ‘Town of Wappinger’ (Separate checks are required for application
 fees and escrow)
- X Escrow: Escrow may be paid in cash, or if paying by check, it must be a certified
 check, bank check, or money order written out to the ‘Town of
 Wappinger’ (Separate checks are required for application fees and
 escrow)
- 18 Plans: Plans to be submitted with application to the Planning Board
 Secretary -Add 19th plan set if on a County or State Road.

If any item on this list is not applicable to the site plan, please make a written notification on the site plan to that effect:

- X The name and address of the owner of record of the property.
- X The name, address and professional seal of the individual preparing the site plan.
- X The names of all owners of record of adjacent properties.
- X The accurate location of the boundaries of the applicant’s property, any existing lot lines, streets, and easements or other reservations located within it.

Town of Wappinger
Site Plan & Regular Special Permit Checklist

- X The location of all existing buildings, structures, and other man-made features of the site, as well as those on adjacent properties within one hundred (100) feet of the property boundary including existing utility lines.
- X The proposed location, use, design of all buildings and structures.
- X A tabular analysis of the proposed use of all floor space clearly indicating the proposed type of use by building, floor level, and the proposed division of buildings into units of separate occupancy.
- X The location and design of all driveways, parking, and loading areas including improvements to adjoining streets designed to facilitate the face and convenient flow of traffic to and from the site.
- X The location and design of the proposed water supply, sewage disposal, stormwater drainage systems, including the relationship of these related off site facilities, services, and systems along with an analysis of the impact of the proposed site's development upon them.
- X The location and design of all other proposed improvements including signs, exterior lighting, recreational facilities, fences, walls, refuse enclosures, buffer screening, and landscaping.
- X The proposed nature and location of any uses which will not be located within buildings or structures including outdoor storage and display areas, if any.
- X Existing and proposed contours with vertical intervals of not more than two (2) feet unless waived by the Planning Board, extending at least fifty (50) feet beyond the site boundaries and referenced to USGS or other proved bench mark.
- X The nature and location of all other existing site features, including water bodies, water courses, wooded areas, rock outcrops, and single trees with a diameter at breast height (dbh) of twelve (12) or more inches. The plan shall clearly indicate which site features are to be retained and which will be removed.
- X Appropriate plans for the protection of the site's environment during the course of construction, including erosion control, protection of existing vegetation, noise control, limits of hours of operation, access route for construction vehicles and other similar measures as may be appropriate in each individual case.
- X Any other pertinent information as may be determined necessary or appropriate by the Planning Board or the Zoning Administrator to provide for the proper enforcement of this Ordinance.

Town of Wappinger
Site Plan & Regular Special Permit Checklist

In addition, the following items of information shall also accompany any site development plan application:

- The proposed wording of any covenants, deed restriction or association agreement which are intended to apply to all or any part of the subject property.
- Plans and elevations of all proposed buildings, structures, and accessory structures, including proposed signs.
- Where the applicant proposed to develop the project in stages, a staging plan shall be submitted for approval along with the ultimate development plan for the entire parcel.

18 Application shall consist of (number of plans to be determined by the Zoning Administrator) copies of the applicant's proposed site development plan, drawn at as large a scale as is convenient practical and reasonably possible showing the proceeding items of information.

X Also including on the plan (or a separate sheet) an area map, at a scale convenient for Planning Board use, showing the applicant's entire property as well as all adjacent properties, existing and proposed roads, railroads, streams, right-of-way, and easements in all directions from the subject parcel, all community facility and utility trunk lines in the neighboring area, and all existing school, zoning and special district boundaries within five-hundred (500) feet of the applicants property.

X Application fees: Please refer to current fee schedule.

X EAF: Long or Short must be signed.

X Maps: MUST BE FOLDED or will be rejected.

TOWN OF WAPPINGER PLANNING BOARD

Application No. _____

Date Received: _____

Fee Received: _____

Escrow Received: _____

APPLICATION FOR SITE PLAN APPROVAL

TITLE OF PROJECT: Gas Land Petroleum - Route 9D

Location of Property: 123 - 125 New Hamburg Road, 2357, 2361 - 2365 Route 9D

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

Gas Land Petroleum, Inc.

3 Ohioville Road New Paltz, NY 12561

Street	Town	State	Zip
<u>Zeidan Nesheiwat</u>	<u>(845)331-7545</u>	<u>gasland.zeidan@gmail.com</u>	
Contact Person	Phone Number	Email	Tax parcels: 135689-6157-01-048643 (0.21 ac), 135689-6157-01-057642 (0.20 ac), 135689-6157-01-057654 (0.69 ac), and 135689-6157-01-059643 (0.14 ac) are owned by Charles Conklin and 135689-6157-01-040637-0000 (0.55 ac) is owned by Gas Land Petroleum, Inc.

NAME & ADDRESS OF OWNER (Corporation or Individual):

Charles L Conklin

PO Box	Town	State	Zip
<u>PO Box 237</u>	<u>Hughsonville</u>	<u>NY</u>	<u>12537</u>
Street	Town	State	Zip
Contact Person	Phone Number	Email	

Grid No. 135689-6157-01-048643, -057642, -057654, -059643, -040637

Please specify use or uses of building and amount of floor area devoted to each:

Existing Use: Three residential homes, multi-family residence, single-family apartment, a garage, and a bar.

Proposed Use: Fueling station (4 fuel pumps), 3,900 SF convenience store with four, one-bedroom apartments above.

Existing Sq. Footage: 10,945 SF Use: Residential and commercial

Proposed Sq. footage: 7,860 SF Use: Fueling station, 3,900 convenience store with four, one-bedroom apartments located on the 2nd floor.

Location of Property: 123 - 125 New Hamburg Road, 2357, 2361 - 2365 Route 9D

Zoning District: Hamlet Mixed Use Acreage: 1.8 acres

Anticipated No. of Employees: 3

Existing No. of Parking Spaces: 10

Proposed No. of Parking Spaces: 32 including 4 spaces at gas pumps

Gas Land Petroleum, Inc.

Type Name (Corporation, LLC, Individual, etc.)

3/22/2021

Date

(845)331-7545

Owner's Telephone No.



Owner or representative's signature

Zeidan Nesheiwat

Type Name and Title ***

785 Broadway, Kingston, NY 12401

Owner's Address

*****If this is a Corporation or LLC please provide documentation of authority to sign.**

Note: *The applicant is responsible for the cost involved in publishing the required legal notice in the local newspaper;

* If Special Use Permit for the above use has been applied for, please check .

- Application Fees are non-refundable.

TOWN OF WAPPINGER PLANNING BOARD
SPECIAL USE PERMIT

Application No. _____
Date Received: _____
Fee Received: _____
Escrow Received: _____

IN ACCORDANCE WITH THE PROVISIONS OF SECTION 240-53 OF THE TOWN OF WAPPINGER ZONING LAW, I HEREBY MAKE APPLICATION TO THE PLANNING BOARD OR TOWN BOARD FOR THE ISSUANCE OF A SPECIAL PERMIT FOR THE USE OF;

PROJECT NAME Gas Land Petroleum - Route 9D

GRID NO. 135689-6157-01-048643, -057642, -057654, -059643, -040637 ZONING DISTRICT HM

PROPERTY LOCATION 123 - 125 New Hamburg Road, 2357, 2361 - 2365 Route 9D

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

Gas Land Petroleum, Inc.

3 Ohioville Road New Paltz, NY 12561

Street	Town	State	Zip
<u>Zeidan Nesheiwat</u>		<u>(845)331-7545</u>	<u>gasland.zeidan@gmail.com</u>
Contact Person		Phone Number	Email

NAME & ADDRESS OF OWNER (Corporation or Individual):

Charles L Conklin

Tax parcels: 135689-6157-01-048643 (0.21 ac),
135689-6157-01-057642 (0.20 ac), 135689-6157-01-057654 (0.69 ac),
and 135689-6157-01-059643 (0.14 ac) are owned by Charles Conklin
and 135689-6157-01-040637-0000 (0.55 ac) is owned by Gas Land
Petroleum, Inc.

<u>PO Box 237</u>	<u>Hughsonville</u>	<u>NY</u>	<u>12537</u>
Street	Town	State	Zip
<u>Charles L Conklin</u>			
Contact Person		Phone Number	Email

Per Schedule of Use Regulations for Nonresidential Districts and Article VIII Section

Pursuant to section(s): 240-52, Gasoline filling stations and 240-81.7, Mixed Use

II. CONCURRENTLY WITH THE ABOVE APPLICATION, AND IN ACCORDANCE WITH THE PROVISIONS OF SECTION 450 OF SAID ORDINANCE, I HEREBY MAKE APPLICATION FOR SITE PLAN APPROVAL OF THE FOLLOWING PLANS TO CONDUCT SUCH USE ON THE AFORESAID PARCEL.

III.

MAP TITLED: Gasland Petroleum - Route 9D

PREPARED BY: The Chazen Companies

DATED: January 9, 2020, last revised 3/22/2021

III. I HAVE, AS PART OF THESE CONCURRENT APPLICATIONS, SUBMITTED A "STATEMENT OF USE" WHICH FULLY DESCRIBES THE OPERATION AND MAINTENANCE OF SAID USE LISTED IN THE APPLICATION: (Use EXTRA SHEET IF NECESSARY)

Proposed lot consolidation, and development of a proposed fueling station with four pumps (eight fueling positions) and 3,900 SF convenience store and four one-bedroom apartments above with 32 parking spaces (including four spaces at the pumps).

Continued page 2 for Special Use Permit

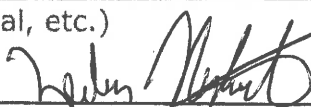
Gas Land Petroleum, Inc.

Type Name (Corporation, LLC, Individual, etc.)

3/22/2021

Date
(845)331-7545

Owner's Telephone No.



Owner or representative's signature
Zeidan Nesheiwat

Type Name and Title
3 Ohioville Road New Paltz, NY 12561

Owner's Address

***If this is a Corporation or LLC please provide documentation of authority to sign.

-
- THE REQUIRED FEES (NON-REFUNDABLE) AND PLANS MUST ACCOMPANY THE APPLICATION.
- APPLICANT IS RESPONSIBLE FOR THE COSTS INVOLVED IN PUBLISHING THE REQUIRED LEGAL NOTICE IN THE LOCAL NEWSPAPER.