

Ronald & Michelle Evangelista
2320 Route 9D
Hughsonville, N. Y. 12537

April 29, 2021

RE: **Gasland Petroleum Inc.– PROPOSED G.S. Project Rte. 9D Hughsonville/Wappingers**

Dear Town Planning Board Chair and Members;
Dear Town Zoning Board Chair and Members;
Dear Town Board Supervisor and Councilmen and Councilwoman;

This letter is written regarding the **Gasland Petroleum Inc.** project proposal to build an eight-station gasoline/diesel filling facility, 7,800 sq ft deli/convenience with apartments and a 2,145 sq ft canopy at the very busy intersection of Route 9D & CR28 in the center of the Historic Wappinger hamlet of Hughsonville. This project is presently seeking varied approvals from the Town of Wappinger Planning Board, this project also requires Town Board approval and will also require Variances from the Zoning Board of Appeals. The Approvals process also involves numerous state and county agencies, including NYSDOT, NYSHPO, NYSDEC, DC Public Works, DC Behav. & Community Health and DC Planning, with vehicular access proposed to *both* NYS Route 9D and CR 28. We have followed the Wappinger Planning Board meetings and public hearings associated with this proposed project as have many other concerned neighbors who oppose this project. Many neighbors spoke in opposition at the four public hearings and about 80 persons spoke up at the recent April 24th Community meeting, with the next public hearing meeting held on May 3rd, 2021. Collectively the Hughsonville neighbors have raised many valid and serious concerns relative to the proposed gasoline filling station including a myriad of environmental, safety, congestion, traffic, health, and neighborhood issues relating to the Gasland Petroleum proposal. **As an Unlisted Action, the neighbors await a Panning SEQRA determination with a Pos Declaration leading to a thoroughly Scoped EIS.** The neighbors are very hopeful that our concerns will be taken into consideration, and responses to all the concerns and issues will be addressed with written responses provided as part of the SEQR/EIS environmental process with the Planning Board. The concerns associated with this project include the health, safety and welfare of our community. This project will have a negative impact on the Hamlet of **Hughsonville, a Hamlet noted as historic, very sensitive and important in the Town's Comprehensive Plan, the Town Zoning Code, and again mentioned in the Dutchess County Greenway Compact Plan.** The Hughsonville Hamlet is the southerly gateway to the Town of Wappinger, and a first impression for those entering the Town along NYS Route 9D. Two petitions have been submitted to the Planning Board from the neighborhood with 150+ signatures, all opposed to this project. We respectfully request that the Boards, Departments and Agencies involved with the various approvals process for this project strongly and diligently consider the many stated concerns & issues and deny this project.

As stated in the Applicants' documents to the Planning Board. This Gasoline Filling Station and associated Conv. store are intended to be OPEN; 24 hrs/day, 7 days/week, and 365 days/year, no exceptions, Open all Holidays. This is an unacceptable business model in a very residential and historic community, and if approval were to be considered, we hope the Planning Board will place permanent Restrictions in their Resolution of Approval as to limited hours and days of operation. It is difficult to imagine how the direct neighbors of the proposed gas station will cope, how their daily lives will be disrupted and change, how their health will be impacted, and how they will manage these health and environmental issues.

A proposed gasoline filling station brings with it a myriad of concerns and issues which includes;

- noise pollution, from people, cars in & out every 37 secs. (peak), trucks & idling diesels
- more traffic congestion, The Traffic Engr. says Traffic Service levels of 'E' and 'F' are Ok
- unhealthy chemical vapors will permeate [ref. Columbia Univ. +Johns Hopkins Univ. studies]
- polluted wells, private neighbor wells are all of shallow depth readily subject to pollution
- visual pollution from an oversized nearly 8,000 sq ft building, which will stand nearly 35 feet high and be out-of-proportion to this neighborhood, REDUCE the Bldg. size/height the existing Convenient Mart (219 ft south) is 2,400 sq ft and one-story height.
- normal life with peace and quiet will be disrupted during Holiday family dinners
- light glare thru the entire night every night vehicle headlight glare into house windows
- environmental concerns, cannot Guarantee these tanks or pipes won't Leak into grdwr.
- safety issues for pedestrians and an increase in traffic accidents
- the removal of 26 trees (per App.) from this site will impact the neighborhood air quality
- the demolition of nine buildings on 5 small parcels of land, which includes 9 Apartments with only 4 *new* one-bedroom apartments, Is A Net Loss to our community of 5 Apts.
- a direct Health Impact to residents Working and Living on this site of a proposed gas station, Apts. should not be allowed above a gas station, Reso require Notice of Issues
- inadequate on-site parking
- concerns for our children's health and safety, especially on school buses
- the negative impact on emergency vehicles safely navigating through this congested intersection, where seconds matter
- the razing (demo) of a Historic home built circa 1870 (corner house)
- the negative impact on a neighboring Historic barn/store and church (circa 1800's)
- the overall negative impact on a Historic Hamlet (houses built in the 1700's & 1800's)
- proposed gasoline station is in direct conflict with the Stated Purposes of the *Town Zoning Code*, the *Town Comprehensive Plan* and also the *Dutchess County Greenway Compact Plan*
- Project conflicts with following Town Codes; Zoning 240-2(A-L), stated purpose to preserve the existing historic character of the Town, Protect the Hamlet of Hughsonville; Zoning 240-2.1, Greenway Connections adopted by the Town; Zoning 240-7(B)(3) HM Zone preserve the Historical character of the Town, and in particular the Hamlet of Hughsonville; 240-52, Town Board enact an immediate Moratorium on Gasoline stations and reinstate the prior restrictions in this Code as of January 2019; 217-21, General, preserve Historic spots.
- the proposed 8 station gasoline filling station is unlike any other business in this Hamlet Mix Use, and from a Zoning viewpoint does Not belong in Hughsonville
- Common sense dictates that seven (7) existing gasoline filling stations within 2.1 miles driving distance to site, and three (3) existing stations within 1.0 miles of the center of Hughsonville says the area has enough places to obtain gasoline or diesel & therefore common sense prevails and dictates the Planning Board Denial of this proposal.
- A 2018 Magazine Article (Convenience News) quotes Messers Mitch and Zeidan Nesheiwat as stating the following about their business model; "Ironically, the riskiest parts of rehabilitation aren't the toxins, it's the **site plan review process** associated with the project," Zeidan shared, it's a matter of **what zoning currently permits**. Once a site is spotted, the company assesses and collects six key pieces of information on a site when assessing its viability. **Prior to redeveloping a site a thorough zoning analysis is performed** to bring to light any significant issues that may exist, **such as acquiring variances, approvals and/or zoning changes**. **In total, the zoning process, including site plan review, may take many months, even years** to complete.

- We have strong evidence to support that there is a gravesite from the 1800's belonging to the Lent family on this property.
- The gas station project Violates the Town Zoning Code; where, a 75 foot front yard setback is required, the applicant is providing Only an 18 ft. front yard setback, and therefore this extreme Variance should be Denied.
- A SEQRA positive declaration should be issued for this project, due to the many significant negative environmental impacts.

Respectfully Submitted,

Ronald & Michelle Evangelista

CC; Wappinger Planning Board
Wappinger Zoning Board of Appeals
Wappinger Town Board