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March 22, 2021

Chairman Bruce Flower  
Town of Wappinger Planning Board  
Town Hall  
20 Middlebush Road  
Wappingers Falls, NY 12590

Re: Gasland – NYS Route 9D  
Wappinger, New York  
MC Project No. 19005554A

Dear Chairman Flower and Members of the Planning Board:

The site plan has been modified (last revised March 22, 2021) to reflect the elimination of the liquor store (1,400 s.f.) and a corresponding increase in size of the convenience store. The revised Project is still proposed for 4 gas pumps (8 fueling stations), 4 residential apartments but with a slightly larger convenience market (3,800 s.f). Based on the revised Project, the proposed development will generate similar traffic with the elimination of the liquor store, 6 fewer trips during the Weekday Peak AM Hour and 25 fewer trips during the Weekday Peak PM Hour. A copy of the revised Trip Generation Table is attached. Since the revised development is generating similar traffic, the Traffic Impact Study (last revised February 11, 2021) analysis and conclusions are still applicable. A copy of the Traffic Impact Study is also attached.

Very truly yours,

MASER CONSULTING CONNECTICUT, P.C.

A handwritten signature in blue ink, appearing to read 'Philip J. Greal'.

Philip J. Greal, Ph.D., P.E.  
Principal/Department Manager

PJG/ces  
Enclosures

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**TABLE 1-R**  
**HOURLY TRIP GENERATION RATES (HTGR) AND ANTICIPATED**  
**SITE GENERATED TRAFFIC VOLUMES**

**REVISED DEVELOPMENT PLAN**

<b>GASLAND NYS ROUTE 9D TOWN OF WAPPINGERS, NY</b>	ENTRY			EXIT		
	HTGR*	VOLUME	NEW TRIPS	HTGR*	VOLUME	NEW TRIPS
CONVENIENCE MARKET with GASOLINE PUMPS (8 FUELING POSITIONS)						
PEAK AM HOUR	10.38	83	50	10.38	83	50
PEAK PM HOUR	12.13	97	58	12.13	97	58
APARTMENT (4 DWELLING UNITS)						
PEAK AM HOUR	0.25	1	1	0.50	2	2
PEAK PM HOUR	0.50	2	2	0.50	2	2
TOTAL		VOLUME			VOLUME	
PEAK AM HOUR	-	-	51	-	-	52
PEAK PM HOUR	-	-	60	-	-	60

NOTES:

1) \* HTGR-HOURLY TRIP GENERATION RATES EXPRESSED IN TERMS OF TRIPS PER FUELING POSITION FOR LAND USE - 853 CONVENIENCE MARKET WITH GASOLINE PUMPS, AND PER DWELLING UNIT FOR LAND USE 220 - MULTIFAMILY HOUSING BASED ON THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) PUBLICATION ENTITLED "TRIP GENERATION", 10TH EDITION, 2017.

2) NEW TRIPS INCLUDE A PASS-BY CREDIT OF 40% FOR GAS / CONVENIENCE USE.  
IT SHOULD BE NOTED THAT THIS IS CONSERVATIVE SINCE DATA PUBLISHED BY ITE INDICATES THAT FOR THIS TYPE OF FACILITY, THE MAJORITY OF TRIPS (TYPICALLY IN EXCESS OF 75% OR MORE ARE ATTRACTED AS "PASS-BY OR DIVERTED LINK TRIPS" AND ARE NOT NEW TO THE SYSTEM