



August 5, 2026

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

**RE: Gas Land 9D Amended Site Plan and Special Use Permit Application
2357-2365 Route 9D, Wappinger, NY
Tax Parcel ID 135689-6157-01-048643
LaBella Job # CZ81941.00**

Dear Chairman Flower and Planning Board Members:

The Applicant, Gas Land Petroleum Inc, currently operates a gasoline station with convenience store and second-floor apartments on an approximately 1.8-acre-acre parcel located at 2357-2365 Route 9D, in the Town of Wappinger, Dutchess County, NY (Tax Parcel ID 135689-6157-01-048643). The Applicant is seeking amended site plan and special permit approval for minor modifications to the site and operations. The proposed amended site plan includes:

- extending the hours of operation by one hour until 12:00am midnight (the previously approved hours of operation were 5:00am-11:00pm),
- adding an air pump,
- adding an approximately 2'x6' propane tank exchange cabinet¹ (for customer drop-off/pick up) with an associated 4'x6' concrete pad as base, and
- relocating one designated parking space (for the apartment)

There are no proposed changes to existing buildings, gasoline pumps, site access and circulation, or land use. Municipal water service and private septic will continue to serve the site. There are no proposed changes to the amount of parking currently offered at the site.

The project site is located within the Hamlet Mixed Use (HM) zoning district, as designated by the Town of Wappinger Zoning Map. The existing gasoline station and mixed use are permitted uses in the HM Zoning District. According to the Town Zoning Code, a gasoline station and mixed use are subject to the supplemental requirements of Zoning Sections 240-52 and 240-81.7, site plan and special use permit approval. The Applicant received a SEQOR resolution of negative declaration for the existing site on July 26, 2021 and site plan and special use permit approvals on July 21, 2022. The Applicant is currently seeking an amendment to those approvals. There is no modification requested for the previously granted waiver from §240-21D for encroachment in the front yard. The amended plan will not affect this condition.

¹ Customers will exchange their empty 20 pound propane tank for a new 20 pound propane tank which they purchase in the store.



As part of this application, please find enclosed copies of the following items:

- Amended Site Plan and Special Use Permit Application
- Special Use Permit Rationale
- SEAF Report
- Amended Site Plan and As-Built Survey
- \$1,750 Application Fee Check
- \$5,000 Escrow Check

We respectfully request that this project please be placed on the upcoming Planning Board agenda to discuss the project. If you have any questions or concerns, please contact me at dstark@labellapc.com or 845-486-1481.

Sincerely,

LaBella Associates

Danielle Stark, Planner / Project Manager

CC: Christopher Lapine, PE, LEED AP, Senior Civil Engineer, Regional Leader