

TOWN OF WAPPINGER

PLANNING BOARD

PROJECT NAME: Gasland Petroleum Route 9D – Amended Site Plan & Special Use Permit

MEETING DATE: September 2, 2026

ACCOUNT NUMBER: 26-3547 (Site Plan) and 26-4125 (Special Use Permit)

DATE PREPARED: August 18, 2026

X SITE PLAN X SPECIAL USE PERMIT SUBDIVISION

THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATIONS. PLEASE SUBMIT ANY COMMENTS TO THE TOWN OF WAPPINGER PLANNING BOARD, 20 MIDDLEBUSH ROAD, WAPPINGERS FALLS, NY 12590 WITHIN FIFTEEN (15) DAYS.

<u> 1 </u>	TOWN FILE
<u> 7 </u>	TOWN OF WAPPINGER PLANNING BOARD
<u> 1 </u>	ENGINEER TO THE TOWN
<u> 1 </u>	PLANNER TO THE TOWN
<u> 1 </u>	ATTORNEY TO THE TOWN
<u> </u>	HIGHWAY SUPERINTENDENT
<u> </u>	FIRE PREVENTION BUREAU
<u> </u>	RECREATION
<u> </u>	ARMY CORP. OF ENGINEERS
<u> 1 </u>	DUTCHESS COUNTY DEPT. OF PLANNING
<u> 1 </u>	DUTCHESS COUNTY DEPT. OF PUBLIC WORKS
<u> </u>	NEW YORK STATE DEPT. OF TRANSPORTATION
<u> </u>	DUTCHESS COUNTY DEPT. OF HEALTH
<u> </u>	DUTCHESS COUNTY SOIL & WATER
<u> </u>	NYS DEPT OF D.E.C
<u> </u>	TOWN OF FISHKILL PLANNING BOARD
<u> </u>	TOWN OF POUGHKEEPSIE PLANNING BOARD
<u> </u>	TOWN OF LAGRANGE PLANNING BOARD
<u> </u>	VILLAGE OF WAPPINGER PLANNING BOARD
<u> </u>	BUILDING INSPECTOR
<u> 1 </u>	ZONING ADMINISTRATOR-BARBARA ROBERTI
<u> </u>	TOWN CLERK
<u> </u>	CAMO POLUTION
<u> </u>	STORM WATER MANAGEMENT (MICHAEL BODENDORF)
<u> </u>	CENTRAL HUDSON

***** PLEASE NOTE ANY VIOLATIONS UPON YOUR REVIEW*****

TOWN OF WAPPINGER PLANNING BOARD

Application No.

Date Received:

Fee Received:

Escrow Received:

26-3547
8-5-26
\$750.00
\$5,000.00

APPLICATION FOR SITE PLAN APPROVAL

TITLE OF PROJECT: Gas Land Petroleum - Route 9D

Location of Property: 2357-2365 Route 9D, Wappinger, NY



NAME & ADDRESS OF APPLICANT (Corporation or Individual):

Gas Land Petroleum Inc

3 S Ohioville Road, New Paltz, NY 12561

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

NAME & ADDRESS OF OWNER (Corporation or Individual):

Same as Applicant

Street	Town	State	Zip
Contact Person	Phone Number	Email	

Grid No. 135689-6157-01-048643

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

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

Proposed Use: Same as existing

Existing Sq. Footage: 3,900 SF Use: Fueling station, convenience store, apartments.

Proposed Sq. footage: Same Use: Same as existing

Location of Property: 2357-2365 Route 9D, Wappinger, NY

Zoning District: Hamlet Mixed Use Acreage: 1.802

Anticipated No. of Employees: Same as existing

Existing No. of Parking Spaces: 32 spaces (including 4 spaces at gas pumps) Proposed No. of Parking Spaces: Same as existing

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
PH: 845-297-6258
Fax: 845-297-0579

Owner Consent Form

Project No: 26-3547

Date: 8/5/2026

Grid No.: 135689-6157-01-048643

Zoning District: Hamlet Mixed Use

Location of Project:

2357-2365 Route 9D, Wappinger, NY

Name of Applicant:

Zeidan Nesheiwat (845) 331-7545

Print name and phone number

Description of

Project: The amended site plan project will entail the following changes:

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 a propane tank exchange cabinet (for sale of small propane tanks) and a 4'x6' concrete pad to be placed underneath it, relocating one designated parking space (for the apartment).

I, Zeidan Nesheiwat, owner of the above land/site/building hereby give permission for the Town of Wappinger to approve or deny the above application in accordance with local and state codes and ordinances.

8/3/26
Date

Zeidan Nesheiwat
Owner's Signature

(845) 331-7545
Owner's Telephone Number

Zeidan Nesheiwat, Vice President
Print Name and Title ***

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

If this is a subdivision application, please provide a copy of the deed.

Gas Land Petroleum Inc.

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

8/3/26
Date

(845) 331-7545
Owner's Telephone No.


Owner or representative's signature
Zerdan Nesheiwat, Vice President

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

26-4125
8-5-26
\$1,000.00
✓

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
PROPERTY LOCATION: 2357-2365 Route 9D, Wappinger, NY
ZONING DISTRICT: Mixed Use

NAME & ADDRESS OF APPLICANT (Corporation or Individual):
Gas Land Petroleum Inc.

3 S Ohioville Road, New Paltz, NY 12561

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

NAME & ADDRESS OF OWNER (Corporation or Individual):
Same as Applicant

Street: Town: State: Zip:
Contact Person: Phone Number: Email:

Pursuant to section(s): Sections 240 Attachment 2 (Schedule of Use Regulations for Nonresidential Districts), 240-52 (Gasoline filling stations), and 240-81.7 (Mixed Use)

I. 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.

II. MAP TITLED: Gas Land Petroleum - Route 9D
PREPARED BY: LaBella Associates
DATED: August 5, 2026

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)

The amended site plan project will entail the following changes: 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 a propane tank exchange cabinet (for sale of small propane tanks) and a 4'x6' concrete pad to be placed underneath it, relocating one designated parking space (for the apartment).

Continued page 2 for Special Use Permit

Gas Land Petroleum Inc.

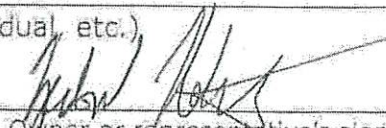
Type Name (Corporation, LLC, Individual, etc.)

8/3/16

Date

(845) 331-7545

Owner's Telephone No.


Owner or representative's signature

Zeidan Nesheiwat, Vice President

Type Name and Tit

3 S 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.
-