

September 1, 2026

Meeting Date: September 2, 2026

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

Re: ***Gas Land 9D Amended Site Plan & Special Use Permit Application
2357-2365 Route 9D***
Tax Parcel No: 6157-01-048643

Dear Chairman Flower and Members of the Board:

Our office is in receipt of the following information for the above-mentioned project:

- Application for Site Plan and Special Use Permit Approval, dated 8/18/2026.
- Owner's Consent Form, dated 8/5/2026.
- Cover Letter, dated 8/5/2026.
- Amended Special Use Permit Rationale letter, dated 8/5/2026.
- Environmental Assessment Form Report (EAF), dated 8/5/2026.
- Amended Site Plan, dated 8/5/2026

The above outlined documents were prepared by Labella Associates, 21 Fox Street, Suite 201, Poughkeepsie, NY 12601.

General Comments:

1. The Applicant is proposing a propane tank exchange cabinet behind an existing parking space. Typically, bollards or other forms of protection are required where these types of structures are proposed where traffic or vehicle parking is expected.
2. We recommend that the Planning Board solicit comments from the Town Fire Inspector regarding the proposed propane tank exchange cabinet.

Please do not hesitate to contact our office if you have any questions pertaining to this matter.

Sincerely,

Christian R. Paggi, P.E.
Principal

cc (via email): Barbara Roberti, Director of Strategic Planning & Municipal Codes
Malcolm Simpson, Planner
Kyle Barnett, Esq.