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MEMORANDUM

To: Bruce M. Flower, Chairman, and
the Town of Wappinger Planning Board

Date: August 28, 2026

Subject: **Gasland Petroleum Rt. 9D – Amended Site Plan and Special Permit Review**
Tax Lots 6157-01-048643

As requested, we have reviewed the applications of Gas Land Petroleum, Inc. (the “Applicant”) for Amended Site Plan and Special Permit Approvals.

The Property

The subject property is located at 2357-2365 Route 9D, is 1.8 acres in size, is designated as tax lot 6157-01-048643 on the Town of Wappinger tax maps and is located within the HM Hamlet Mixed Use Zoning District. The subject property is currently developed with a gas station, convenience store, and 3 apartment style dwelling units (the “Subject Property” or “Site”).

The Proposal

The Applicant is proposing modify the hours of operation which are currently 5:00am – 11:00pm to a proposed 5:00am – 12:00am. The Applicant is proposing to add an air pump. The Applicant is proposing to add a 2’x6’ propane tank exchange cabinet on a 4’x6’ concrete pad base. The Applicant is proposing to relocate one of the existing reserved apartment parking spaces such that the a normal parking space and not a reserved parking space is adjacent to the proposed propane tank exchange (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted for review an application for Amended Site Plan Approval form dated 8/5/26; a SEAF Part 1 form dated 8/5/26; an application for Special Permit Approval form dated 8/3/26 amended site plan (2 sheets) prepared by LaBella dated 8/5/26

We offer the following comments for your consideration.

REVIEW COMMENTS

1. SEQRA. The Proposed Action seeks to modify elements specifically prohibited by the SEQRA, Site Plan, and Special Permit review originally conducted for this Site, specifically the hours of operation. This action would seek to reopen and amend previous SEQRA determinations. Therefor, this action would not be considered a separate SEQRA action and should be reconsidered as the Unlisted Action reviewed by the Wappinger Planning Board in August of 2021. We defer to the Planning Board Attorney with regard to this interpretation.
2. Submission Materials. Future submissions should include the previously approved Site Plan, resolutions, and SEQRA determination for the consideration of the Planning Board and their professionals.

We look forward to discussing our comments with you. If you have any questions with respect to the above, please let us know.

Malcolm Simpson, AICP
Planner

cc: Kyle Barnett, Esq.
Barbara Roberti
Christian Paggi, PE