

# MINUTES

Town of Wappinger Planning Board  
July 15, 2019  
Time: 7:30 PM

Town Hall  
20 Middlebush Road  
Wappingers Falls, NY

Summarized Minutes

## Members:

Mr. Flower	Chairman	Present
Mr. Ceru	Member	Present
Mr. Freno	Member	Present
Mr. Marinaccio	Member	Present
Mr. Peratikos	Member	Present
Mr. Pesce	Member	Present
Mr. Valdati:	Member	Present

## Others Present:

Ms. Cobb	Town Attorney
Mr. Setaro	Town Engineer
Mr. Stolman	Town Planner
Mrs. Roberti	Zoning Administrator
Mrs. Ogunti	Secretary

---

## SUMMARY

### Adjourned Public Hearing:

Sun Up Properties, LLC Lot Lines Re-alignment      Approved as amended

NERP Holding Tractor Supply Company &  
Retail Store      Approved as amended

### Discussion:

ACURA / Tractor Supply Cross Access  
Easement Plan      Resubmit

Route 9D Solar Farm Battery Energy Storage      Resubmit

Wappingers Farm Estates Subdivision      Public Hearing on August 12, 2019

Old Hopewell Commons Amended Site Plan      Public Hearing waived  
Town Planner to prepare Resolution for August  
12, 2019 Meeting

New Hackensack Road Roof Mounted Solar Panel      Town Planner to prepare Resolution for August  
12, 2019 Meeting

### Extension:

228 Myers Corners Road      One year extension granted

Video of the July 15, 2019 Planning Board Meeting:

[https://www.youtube.com/watch?v=jfnIL\\_w0GdU](https://www.youtube.com/watch?v=jfnIL_w0GdU)

**Adjourned Public Hearing:**

**19-3408 Sun Up Properties, LLC Lot Lines Re-alignment:** The Town of Wappinger will conduct an Adjourned Public Hearing on a Lot Line re-alignment to re-align 5 existing parcels which shall result in four (4) parcels in the GB Zoning District and one (1) in the R-40 Zoning District on 28.4 acres. The property is located at **228-232 New Hackensack Road** are identified as **Tax Grid Nos. 6259-03-174114, 199113, 260110, 249149 and 305124** in the Town of Wappinger. (Martin)

Present: Mark Day – Engineer

**Mr. Marinaccio:** **Motion to open the Adjourned Public Hearing.**  
Mr. Valdati: Second the Motion.  
Vote: All present voted Aye.

**Mr. Marinaccio:** **Motion to close the Adjourned Public Hearing.**  
Mr. Pesce: Second the Motion.  
Vote: All present voted Aye.

**Mr. Marinaccio:** **Motion to approve the Resolution as amended.**  
Mr. Pesce: Second the Motion.  
Vote: All present voted Aye.

**19-3407 NERP Holding Tractor Supply Company & Retail Store:** The Town of Wappinger will conduct an Adjourned Public Hearing on a Site Plan application for the construction of a tractor supply retail store on vacant lot on 5.899 acres in an HB Zoning District. The property is located on **Route 9** and is identified as **Tax Grid No. 6157-04-539374** in the Town of Wappinger. (Hallisey, Pearson & Cassidy) (Lead Agency 3-27-19)

Present: Jim Cassidy – Engineer  
Alec Gladd – Attorney  
Neil Alexander – Attorney  
Matt Darling – Applicant

**Mr. Valdati:** **Motion to open the Adjourned Public Hearing.**  
Mr. Marinaccio: Second the Motion.  
Vote: All present voted Aye.

**Mr. Pesce:** **Motion to close the Adjourned Public Hearing.**  
Mr. Valdati: Second the Motion.  
Vote: All present voted Aye.

**Mr. Pesce:** **Motion to approve the Negative Declaration as amended.**  
**Mr. Valdati:** Second the Motion.  
**Vote:** All present voted Aye.

**Discussion:**

**19-3413 ACURA / Tractor Supply Cross Access Easement Plan:** To discuss a cross easement plan between ACURA and the proposed Tractor Supply Company and Retail Store in an HB Zoning District. The property is located **1271 Route 9** and is identified as **Tax Grid No. 6157-04-570395** in the Town of Wappinger. (Hallisey, Pearson & Cassidy)

**Present:** Jim Cassidy – Engineer  
Alec Gladd – Attorney  
Neil Alexander – Attorney  
Matt Darling – Applicant

**Mr. Marinaccio:** **Motion to waive the Public Hearing.**  
**Mr. Pesce:** Second the Motion.  
**Vote:**

Mr. Flower	Yes
Mr. Ceru	Yes
Mr. Freno	Yes
Mr. Marinaccio	Yes
Mr. Peratikos	Yes
Mr. Pesce	Yes
Mr. Valdati:	Nay

**19-3414 (Site Plan) 19-4082 (Special Use Permit) Wappinger Route 9D Solar Farm:** To discuss a Site Plan and Special Use Permit application for a battery energy storage addition on 48.2 acres in an NB and R40/80 Zoning District. The property is located on **Route 9D** and is identified as **Tax Grid No. 6057-04-898012** in the Town of Wappinger. (Chazen)

**Present:** Mr. Vamvas – Engineer  
Mr. Geez – Nexamp

Applicant to resubmit.

**18-5194 Wappingers Farm Estates Subdivision:** To discuss a subdivision application for the construction of 11 single family residents on 61.00 acres in an R40/80 Zoning District. The property is located at **105 Robinson Lane** and is identified as **Tax Grid No. 6459-03-110235** in the Town of Wappinger (Day) (Lead Agency August 14, 2018)

Present: Derek Day – M. A. Day Engineering

**Mr. Marinaccio:** **Motion to set a Public Hearing for August 12, 2019.**  
Mr. Pesce: Second the Motion.  
Vote: All present voted Aye.

**19-3415 Old Hopewell Commons Amended Site Plan:** To discuss an amended Site Plan application to add 4' x 8' decks to the rear of the units in Building 200 and approximately 320 feet of 6 feet high chain link fence, with black slats behind Buildings 300 and Building 400 on 6.45 acres in an HB Zoning District. The property is located at **Old Hopewell Road and Sgt. Palmateer Way** and is identified as **Tax Grid No.: 6157-02-542585** in the Town of Wappinger. (Day)

Present: Mark Day – Engineer

**Mr. Pesce:** **Motion to waive the Public Hearing.**  
Mr. Peratikos: Second the Motion.  
Vote: Mr. Flower Yes  
Mr. Ceru Yes  
Mr. Freno Yes  
Mr. Marinaccio Yes  
Mr. Peratikos Yes  
Mr. Pesce Yes  
Mr. Valdati: Nay

**Mr. Marinaccio:** **Motion to authorize the Town Planner to prepare the Resolution for August 12, 2019 meeting.**  
Mr. Peratikos: Second the Motion.  
Vote: All present voted Aye.

**19-3416 266 New Hackensack Road Roof Mounted Solar Panel**: To discuss a Site Plan application for the installation of a roof mount solar panel on .90 acres in a GB Zoning District. The Property is located at **266 New Hackensack Road** and is identified as **Tax Grid No.: 6259-03-332168** in the Town of Wappinger. (Sicari)

Present: Mr. Sicari – NYS Solar Farm, Inc.

**Mr. Pesce:** **Motion to waive the Public Hearing.**  
**Mr. Ceru:** Second the Motion.  
**Vote:** All present voted Aye.

**Mr. Valdati:** **Motion to authorize the Town Planner to prepare the Resolution with condition for August 12, 2019 meeting.**  
**Mr. Freno:** Second the Motion.  
**Vote:** All present voted Aye.

**Extension:**

**12-3252 / 228 Myers Corners Road**: To discuss an extension of their site plan approved in August 2013. This extension is requested to allow DCDPW to complete initial processes and work connected to road widening project of Myers Corners Road. If granted, this extension would begin August 31, 2019 through August 30, 2020.

The property is located at **228 Myers Corners Rd.** and is identified by **Tax Grid 6258-02-702520** in the Town of Wappinger. (Borek)

**Mr. Valdati:** **Motion to grant the Extension to August 30, 2020.**  
**Mr. Peratikos:** Second the Motion.  
**Vote:** All present voted Aye.

**Mr. Pesce:** **Motion to Adjourn.**  
**Mr. Marinaccio:** Second the Motion.  
**Vote:** All present voted Aye.

Adjourned: 9:25 pm

Respectfully submitted,  
Bea Ogunti, Secretary  
Town of Wappinger Planning Board