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MEMORANDUM

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

Date: June 12, 2026

Subject: **Obercreek Lot Line Re-alignment & Subdivision**
Tax Lots 6057-02-920813, 6057-02-914890, & 6057-02-855674

As requested, we have amended the attached **Resolution of Subdivision and Lot Line Re-alignment Approvals** for your review and consideration.

We look forward to discussing this resolution with you at the Planning Board meeting.

Malcolm Simpson, AICP
Planner

Attachments

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

**RESOLUTION
TOWN OF WAPPINGER PLANNING BOARD**

RE: OBERCREEK LOT LINE AND SUBDIVISION – RESOLUTION OF LOT LINE RE-ALIGNMENT AND SUBDIVISION APPROVAL

At a regular meeting of the Planning Board of the Town of Wappinger, Dutchess County, New York, held at Town Hall, 20 Middlebush Road, Wappingers Falls, New York on the ____ day of _____, 2026 at 7:00 P.M.

The meeting was called to order by the Chairman Bruce M. Flower and the Planning Board member attendance was as follows:

Bruce M. Flower	_____
Paul Freno	_____
Markos Peratikos	_____
Thomas Truss Jr.	_____
James Glorioso	_____
Richard Barth	_____
Robert Meehan	_____

The following resolution was moved by _____ and seconded by _____.

WHEREAS, the Planning Board is considering the application of Alexander Reese (the "Applicant") for Lot Line Re-alignment and Subdivision Approval to extend the Tax Lot 920813 rear property line by approximately 101 feet in the northwestern direction, with approximately 0.97-acre subtracted from the adjoining Tax Lot 914890, and to subdivide Tax Lot 855674 into two parcels, separated by Wheeler Hill Road. With the proposed realignment, Tax Lot 920813 is proposed to comprise 29.50 acres and Tax Lot 914890 is proposed to comprise 4.53 acres. With the proposed subdivision, the Applicant seeks to split the existing 19.71 acre Tax Lot 855674 into two lots, separated by Wheeler Road, so that Lot 1 comprises of 14.22 acres and Lot 2 comprises of 5.49 acres (the "Proposed Action"); and

WHEREAS, the Planning Board has determined that the Proposed Action is an Unlisted action pursuant to Article 8 of the Environmental Conservation Law, Part 617 NYCRR (commonly known as "SEQRA"); and

WHEREAS, the Planning Board has determined that they will pursue an uncoordinated review of the Proposed Action with respect to SEQRA; and

WHEREAS, H&H, the Town's Planning Consultant, has prepared an Environmental Assessment Form (FEAF) Part 3 regarding the Proposed Action, which analyzes the potential environmental impacts regarding to the Proposed Action.

NOW, THEREFORE, BE IT RESOLVED, AS FOLLOWS:

1. The Planning Board hereby adopts and incorporates the recitations and statements set forth above as if fully set forth and resolved herein.
2. The Planning Board of the Town of Wappinger hereby adopts the attached Negative Declaration, for the reasons stated therein, thereby finding that the Proposed Action will have no significant adverse impact upon the environment, and thereby ending the SEQRA process with respect to said Local Laws.

The question of the adoption of the foregoing resolution was duly put to a roll call vote, which resulted as follows:

Bruce M. Flower	_____
Paul Freno	_____
Markos Peratikos	_____
Thomas Truss Jr.	_____
James Glorioso	_____
Richard Barth	_____
Robert Meehan	_____

The resolution is hereby duly declared adopted.

Dated: _____, 2026
Wappinger, New York

Bruce M. Flower, Chairman
Town of Wappinger Planning Board

Attachment: Negative Declaration