

# MINUTES

Town of Wappinger Planning Board  
September 16, 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	Absent
Mr. Valdati:	Member	Present

## **Others Present:**

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

---

## **SUMMARY**

## **Adjourned Public Hearing:**

Wappingers Farm Estates Subdivision	Adjourned to November 4, 2019
-------------------------------------	-------------------------------

## **Public Hearing:**

20 MacFarlane / Carlos Espinoza Amended Site Plan	Public Hearing closed Resubmit for October 21, 2019
--	--

## **Discussion:**

NERP Holding Tractor Supply Company & Retail Store	Resolution approved as amended
ACURA / Tractor Supply Cross Access Easement Plan	Resolution approved as written

## **Architectural Review:**

Route 9D CITGO Replacement Sign to BP	Approved as proposed
---------------------------------------	----------------------

**Mr. Valdati:**                      **Motion to accept the Minutes from September 4, 2019.**  
**Mr. Freno:**                      Second the Motion.  
**Vote:**                              All present voted Aye.

**Video of the September 4, 2019 Planning Board Meeting:**

<https://www.youtube.com/watch?v=GcEv3WAL6NM>

**Adjourned Public Hearing:**

**18-5194 Wappingers Farm Estates Subdivision:** The Town of Wappinger will conduct a Public Hearing on 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) (PH opened August 12, 2019)

Present:                              Derek Day – Engineer  
    Mark Day – Engineer

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

**Mr. Valdati:**                              **Motion to adjourn the Adjourned Public Hearing to November 4, 2019.**  
**Mr. Peratikos:**                      Second the Motion.  
**Vote:**                                  All present voted Aye.

**Public Hearing:**

**18-3406 20 MacFarlane / Carlos Espinoza (Amended Site Plan):** The Town of Wappinger will conduct a Public Hearing on an Amended Site Plan application to upgrade and repair the existing building on 2.27 acres in an R20 Zoning District. The property is location at **20 MacFarlane Road** and is identified as **Tax Grid No. 6157-04-720271** in the Town of Wappinger. (Badey & Watson) (Variances approved June 11, 2019)

Present:                              Margaret McManus – Engineer  
    Alfred Cappelli – Architect

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

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

**Discussion:**

**19-3407 NERP Holding Tractor Supply Company & Retail Store:** To vote 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) (Negative Declaration July 15, 2019) (ZBA variances granted July 23, 2019) (PH closed 09-16-19)

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

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

**19-3413 ACURA / Tractor Supply Cross Access Easement Plan:** To vote on 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:                                  Neil Alexander – Attorney  
    Jim Cassidy – Engineer  
    Matt Darling – Applicant

**Mr. Valdati:**                        **Motion to approve the Resolution as written.**  
Mr. Ceru:                                Second the Motion.  
Vote:                                      All present voted Aye.

**Architectural Review:**

**19-3417 Route 9D CITGO Replacement Sign to BP:** To discuss an Architectural Review application to replace an existing signage with the BP brand on 1.05 acres in a CC Zoning District. The property is located at **2087 Route 9D** and is identified as **Tax Grid No. 6057-04-81902** in the Town of Wappinger. (Vosoughi)

Present: Russo Vosoughi – Applicant

**Mr. Marinaccio:** **Motion to approve the Architectural Review as presented.**  
**Mr. Valdati:** Second the Motion.  
**Vote:** All present voted Aye.

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

Adjourned: 9:02 pm

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