

**TOWN OF WAPPINGER**

**PLANNING BOARD**

**PROJECT NAME:** Neun Lot Consolidation

**MEETING DATE:** August 18, 2025

**ACCOUNT NUMBER:** 25-5237

**DATE PREPARED:** July 22, 2025

    **SITE PLAN**       **SPECIAL USE PERMIT**     X   **SUBDIVISION**

**THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATIONS. PLEASE SUBMIT ANY COMMENTS TO THE TOWN OF WAPPINGER PLANNING BOARD, 20 MIDDLEBUSH ROAD, WAPPINGERS FALLS, NY 12590 WITHIN FIFTEEN (15) DAYS.**

- 1   TOWN FILE
- 7   TOWN OF WAPPINGER PLANNING BOARD
- 1   PLANNING BOARD ENGINEER
- 1   PLANNER TO THE TOWN
- 1   PLANNING BOARD ATTORNEY
- HIGHWAY SUPERINTENDENT
- FIRE PREVENTION BUREAU
- RECREATION
- ARMY CORP. OF ENGINEERS
- DUTCHESS COUNTY DEPT. OF PLANNING
- 1   DUTCHESS COUNTY DEPT. OF PUBLIC WORKS
- NEW YORK STATE DEPT. OF TRANSPORTATION
- 1   DUTCHESS COUNTY DEPT. OF HEALTH
- DUTCHESS COUNTY SOIL & WATER
- NYS DEPT OF D.E.C
- TOWN OF FISHKILL
- TOWN OF EAST FISHKILL
- TOWN OF LAGRANGE
- VILLAGE OF WAPPINGER PLANNING BOARD
- BUILDING INSPECTOR
- 1   ZONING ADMINISTRATOR-BARBARA ROBERTI
- TOWN CLERK
- CAMO POLUTION
- STORM WATER MANAGEMENT (WALTER ARTUS)
- CENTRAL HUDSON

\*\*\*\*\* PLEASE NOTE ANY VIOLATIONS UPON YOUR REVIEW\*\*\*\*\*

TOWN OF WAPPINGER



PLANNING DEPARTMENT  
20 MIDDLEBUSH ROAD  
WAPPINGERS FALLS, NY 12590  
(845) 297-6256 ext. 122  
Fax (845) 297-0579  
www.townofwappinger.us

Application No. 25-5237  
App. Received: 7-11-25  
App. Fee: \$500.00  
Escrow: \$1,500.00

**TOWN OF WAPPINGER PLANNING BOARD**  
**LAYOUT APPLICATION FOR LOT LINE-**  
**REALIGNMENT OR LOT CONSOLIDATION**

1. Proposed Name of project: New Lot Consolidation  
45 Gold Rd.  
2. Location of Property: 45 Gold Rd.

Tax Section: 6258 Block 04 Lot (2) 860390 2.2 Acres  
Tax Section: 6258 Block 04 Lot (2) 859410 1.7 Acres  
Tax Section: \_\_\_\_\_ Block \_\_\_\_\_ Lot (2) \_\_\_\_\_

3. Name and Address of Record Owner #1: Richard A Neun  
45 Gold Rd Wappingers Falls Phone No. 845-337-0376  
Phone number of applicant: same Email: none  
Corporation, give name of agent: \_\_\_\_\_

4. Name and Address of Record Owner #2: Margorie B. Neun  
45 Gold Rd. Wappingers Falls Phone No. 845-527-6704  
Phone number of applicant: same Email: mneunmom@gmail.com  
Corporation, give name of agent: \_\_\_\_\_  
Phone No. \_\_\_\_\_

4. A statement of liens, mortgages, or other encumbrances are attached hereto -  
(If none, so state) None

5. A statement of any easements relating to the property is attached hereto -  
(If none, so state) None

6. Deed or deeds recorded in County Clerk's Office:  
Date: 6/21/24 Liber: Document # 02 2024 1799 Page: \_\_\_\_\_  
Date: \_\_\_\_\_ Liber: \_\_\_\_\_ Page: \_\_\_\_\_

7. I own or have an interest in abutting property as stated on the attached sheet.  
(If none, so state) yes

8. Name, address, and license number of Engineer or Land Surveyor: Larry L. Lynn L.S.  
66 Middlebush Rd. Wapp. Fls NY Phone No: 845-463-2733  
Email: www.lynnutlls.com

9. According to the Dutchess County Soil Survey, the following soil types are found on the  
property: \_\_\_\_\_

10. Town Water or Well: well Town sewer or septic: \_\_\_\_\_

This Property is in the R-40 Zone.  
Layout covers 3.9 acres.

Current size of Lot #1: \_\_\_\_\_ Current size of Lot #2: \_\_\_\_\_

Proposed size of lot #1: \_\_\_\_\_ Proposed size of lot #2: \_\_\_\_\_

Dated: 7/10/25 (Signed) Richard A Neun  
Print Name: Richard A Neun <sup>Owner</sup>  
(To be used only by Corporation Agent)

Dated: 7/10/25 (Signed) Marjorie B Neun  
Print Name: Marjorie B. Neun <sup>Owner</sup>  
(To be used only by Corporation Agent)

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD  
WAPPINGERS FALLS, NY 12590  
PH: 845-297-6256  
Fax: 845-297-0579

Owner Consent Form

Project No: 25-5237

Date: 7-21-25

Grid No.: 6258-04-860390

Zoning District: R-40

Location of Project:

45 Gold Rd. Wappingers Falls, NY 12590

Name of Applicant:

Richard and Marjorie Neun

Print name and phone number

Description of

Project: Remove center line and combine into one parcel.

I Richard A Neun, owner of the above land/site/building hereby give permission for the Town of Wappinger to approve or deny the above application in accordance with local and state codes and ordinances.

7/10/25  
Date

Richard A Neun  
Owner's Signature

845-337-0376  
Owner's Telephone Number

Richard Neun  
Print Name and Title \*\*\*

\*\*\* If this is a Corporation or LLC, please provide documentation of authority to sign.

If this is a subdivision application, please provide a copy of the deed.

**SAVE COMPLETED FORM**