

August 15, 2025

*Meeting Date: August 18, 2025*

Mr. Bruce Flower, Chairman  
Town of Wappinger Planning Board  
20 Middlebush Road  
Wappingers Falls, NY 12590

Re: ***Neun Lot Consolidation***  
***45 Gold Road***  
Tax Parcel No: 6258-04-860390 & 859410

Dear Chairman Flower and Members of the Board:

Our office is in receipt of the following information for the above referenced project:

- Layout Application for Lot Line Realignment or Lot Consolidation and Owner Consent Form, dated 7/10/2025.
- Survey entitled “Richard & Marjorie Neun” prepared by Larry L. Lynn, L.S., Wappingers Falls, NY, dated June 4, 2025.

Based upon our review of the information above, it appears that this application involves only the consolidation of two adjoining lots under common ownership into a single lot. No improvements or additional dwelling units are proposed. As such, our office takes no exception to the proposed action. It is also our understanding that it is the Town’s past practice to require a Plat be prepared showing the removal of the adjoining property lines and the extents of the remaining single lot. Upon approval, said Plat would be endorsed by the Planning Board Chairman and subsequently filed with the County Clerk. However, this requirement appears to be discretionary, and we therefore defer to the Planning Board and it’s legal counsel relative to any further required action.

We have no further comment on the above matter. Please don’t hesitate to contact our office with any questions or concerns.

Sincerely,

Christian R. Paggi, P.E.  
Principal

cc (via email): Barbara Roberti, Director of Strategic Planning & Municipal Codes  
Malcolm Simpson, Planner  
Kyle Barnett, Esq.