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MEMORANDUM

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

Date: August 14, 2025

Subject: **Neun - Lot Consolidation**
Tax Lots 6258-04-860390, 6258-04-859410

As requested, we reviewed the application submitted by Richard and Marjorie Neun (the "Applicant") for Subdivision Plat Approval.

The Property

The subject property is known as Tax Lots 6258-04-860390 (2.2 acres) and 6258-04-859410 (1.7 acres) on the Town of Wappinger Tax Assessment Maps and they are located at 45 Gold Road within the 1 Family Residence (R-40) zoning district (the "Subject Property" or "Site").

The Proposal

The Applicant is proposing to consolidate 2 adjoining lots, Tax Lots 6258-04-860390 (2.2 acres) and 6258-04-859410 (1.7 acres), under common ownership to create 1 tax lot of approximately 3.9 acres (the "Project" or "Proposed Action").

Submission

The Applicant has submitted for review an Application for Lot Consolidation Approval dated 7/10/25; and a 1 sheet subdivision plat entitled "Richard and Marjorie Neun" prepared by Larry Lynn, dated 6/4/25;

1. **Setback.** None of the existing building setbacks or bulk requirements are changing other than those that are increasing such as lot frontage and lot size. For this reason, we are not requesting a bulk table be provided.
2. **SEQRA.** The Proposed Action is considered a Type II Action pursuant to SEQRA. No further SEQRA action is required.

If you have any questions with respect to the above, please let us know.

Malcolm Simpson, AICP
Planner

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