

February 27, 2026

***Meeting Date: March 2, 2026***

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

Re: ***Mian Lot Consolidation***  
***9 & 11 Liberty Street***  
Tax Parcel No: 135689-5956-12-996561 & 996568

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 1/30/2026.
- Owner Consent Form, dated 1/30/2026.
- Short Environmental Assessment Form, dated 1/31/2026.
- Deed, recorded 11/7/2025.
- Plan entitled, "Lot Consolidation Plat prepared for Asif Mian", prepared by Boundary & Benchmark Land Surveyors, 6 Circle Drive, Walden, NY, 12586, dated 1/24/2026 (Field Completion), 1/31/2026 (Print Date).

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. Therefore, our office takes no exception to the proposed 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.