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September 9, 2020

Mr. Bruce Flower, Planning Board Chairman  
Town of Wappinger Planning Board  
*c/o Bea Ogunti, Planning & Zoning Board of Appeals Secretary*  
20 Middlebush Road  
Wappingers Falls, New York 12590

Re: Lot Line Realignment for the Lands of Maric, LLC  
*(aka Poughkeepsie Nissan and Certified Used Car Outlet)*  
Amended Site Plan for Poughkeepsie Nissan  
1429 and 1445 Route 9, Wappingers Falls  
Tax Grid No.: 6157-02-607815 and 607850

Dear Chairman Flower and Planning Board Members:

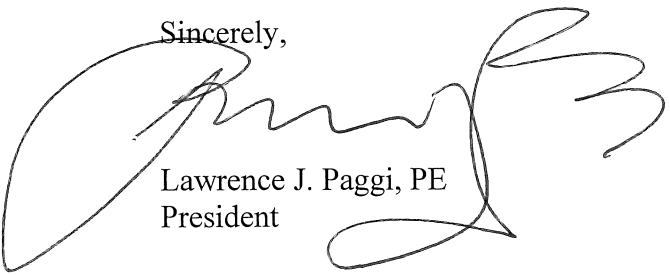
Please find enclosed (18) eighteen copies of a cover sheet, lot line realignment plan, amended site plan, short environmental assessment form, preliminary subdivision layout application, site plan application as well as the required \$500 lot line realignment application fee, \$4,982 amended site plan application fee and \$ 3,750 escrow. In addition, the above information has been emailed in PDF format to the planning board secretary, Bea Ogunti.

The owner of the above referenced parcels proposes to convey a 0.039 acre portion of Poughkeepsie Nissan (Lot 1) to the adjacent Certified Used Car Outlet (Lot 2) and convey a 0.0320 acre portion of Lot 2, which contains a 28-car parking area and two display parking spaces to Lot 1. Two easements are also proposed in conjunction with this lot line realignment to provide for continued access between the reconfigured parcels. The amended site plan application for Poughkeepsie Nissan is to incorporate the 28-car parking area and two display parking spaces. No further site modifications are proposed.

On behalf of our client, we are requesting to be placed on the October 7<sup>th</sup> Planning Board agenda.

Your attention to this matter is appreciated. Please do not hesitate to contact our office if we may be of any assistance.

Sincerely,

  
Lawrence J. Paggi, PE  
President