

## **MEMORANDUM**

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

Date: September 15, 2022

Subject: **Fun Max Adventure Park – Site Plan and Special Permit Review**  
Tax Lots 6157-02-707773

As requested, we reviewed the applications of Fun Max Adventure Park, LLC, Inc. (the “Applicant”) for Site Development Plan and Special Permit Approvals.

### **The Properties**

The subject property is known as Tax Lot 6157-02-707773 on the Town of Wappinger Tax Assessment Maps and is located within the Alpine Commons Shopping Center at 1357 US Route 9 within a Shopping Center (SC) zoning district (the “Subject Property” or “Site”).

### **The Proposal**

The Applicant is proposing renovate the interior of the vacant tenant space in order to construct an indoor trampoline park. The footprint, height, and structural components of the existing building are all proposed to remain unchanged. There is no outdoor site work proposed other than changes in signage and architectural elements on the façade (the “Project” or “Proposed Action”).

### **Submission**

The Applicant has submitted for review an Application for Site Plan Approval dated 8/12/22; an Application for Special Permit Approval dated 8/12/22; a narrative prepared by Stephan Whalen of Whalen Architecture dated 8/15/22; and a 2-page set of plans generally entitled “Fun Max” prepared by Whalen Architecture dated 8/15/22.

We offer the following comments for your consideration.

## **REVIEW COMMENTS**

1. Signs. There are currently two signs proposed for the front of the building when only one is permitted. The proposed signs are shown to be 48 square feet and 45 square feet. The Applicant would need to revise their sign plan or request a waiver from the Planning Board.

2. Outdoor Public Address System. As per §240-72.A, the Applicant should confirm that there is no outdoor public address system proposed for the Project. There does not appear to be any other potential conflict with §240-72.
3. SEQRA. The Proposed Action is considered a Type II action pursuant to SEQRA. No further SEARA actions are required.

We look forward to discussing our comments with you. If you have any questions with respect to the above, please let us know.

Sarah L. Brown, AICP  
Principle Planner

Malcolm M. Simpson  
Planner

cc: James Horan, Esq.  
Barbara Roberti  
Jon Bodendorf, PE  
Michael Sheehan