

## **MEMORANDUM**

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

Date: October 14, 2022

Subject: **Children's Enrichment Project, LLC – Amended Site Plan and Special Permit**  
Tax Lot 6057-02-987580

As requested, we reviewed the application of the Children's Enrichment Project, LLC (the "Applicant" and "Owner") for Amended Site Plan Approval and Special Permit Approval.

### **The Property**

The subject property is a 1.4-acre lot located at 2321-2325 Route 9D, is designated as tax lot 6057-02-987580 on the Town of Wappinger tax maps and is located within the HM Hamlet Mixed Use Zoning District (the "Subject Property" or "Site").

### **The Proposal**

The Applicant is making improvements to an existing site that include the creation of a shed and 5 chicken coops with a total square footage of 275 square feet. Additionally, the Applicant is proposing fencing and landscaping improvements, a sandbox to be installed, and an existing commercial sign to be removed (the "Project" or "Proposed Action").

### **Submission**

The Applicant has submitted for review an Application for Amended Site Plan Approval dated 9/22/22; an Application for Special Use Permit Approval dated 9/22/22 Short EAF form signed by Andrew Myers dated 9/22/22;; and a site plan (2 sheets) generally entitled "Amended Site Plan – Children's Enrichment Project" prepared by Day and Stokosa Engineering and dated 9/23/22.

### **Review Comments**

1. SEQRA. The Proposed Action is considered a Type II Action pursuant to SEQRA and requires no additional SEQRA action.
2. Parking. We are curious what use the Applicant has used to calculate their parking requirements and would like more information about the proposed valet parking shown on the plans.

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

Malcolm Simpson  
Planner

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