

MEMORANDUM

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

Date: October 14, 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 last revised 10/11/22.

We offer the following comments for your consideration.

REVIEW COMMENTS

1. Outdoor Public Address System. As per §240-72.A, the Applicant has confirmed verbally before the Planning Board that there is no outdoor public address system proposed for the Project. There does not appear to be any conflict with §240-72.

2. 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.

Malcolm M. Simpson
Planner

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