

<b>Dutchess County Department of Planning and Development</b>		<b>Fax Info Only</b>	To	Date	#pgs
			Co./Dept.	From	
			Fax #	Phone #	

### 239 Planning/Zoning Referral - Exemption Communities

Municipality: **Town of Wappinger**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **9875800000**

Project Name: **Children's Enrichment Project, LLC Amended Site Plan**

Applicant: **Children's Enrichment Project, LLC**

Address of Property: **2321-2325 Route 9D, Wappinger, NY 125900000**

**Exempt Actions:\*  
239 Review is NOT Required**

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

**No Authority to review these Actions**

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

**Actions Requiring 239 Review**

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezoning involving all map changes
- ☐ Architectural Review
- ☒ Site Plans (all)
- ☒ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

**Parcels within 500 feet of:**

- ☒ State Road:
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☒ Farm operation in an Agricultural District

Date Response Requested: **10/17/2022**

Entered By: **Ogunti, Bea**

\*These actions are only exempt in municipalities that signed an intermunicipal agreement with Dutchess County to that effect.\*

For County Office Use Only			
<b>Response From Dutchess County Department of Planning and Development</b>			
<p><b>No Comments:</b></p> <p><input type="checkbox"/> Matter of Local Concern</p> <p><input type="checkbox"/> No Jurisdiction</p> <p><input type="checkbox"/> No Authority</p> <p><input type="checkbox"/> Withdrawn</p> <p><input type="checkbox"/> Incomplete - municipality must resubmit to County</p> <p><input type="checkbox"/> Exempt from 239 Review</p> <p><input type="checkbox"/> None</p>		<p><b>Comments Attached:</b></p> <p><input checked="" type="checkbox"/> Local Concern with Comments</p> <p><input type="checkbox"/> Conditional</p> <p><input type="checkbox"/> Denial</p> <p><input type="checkbox"/> Incomplete with Comments- municipality must resubmit to County</p> <p><input type="checkbox"/> Informal Comments Only (Action Exempt from 239 Review)</p>	
Date Submitted: <b>10/3/2022</b>	Notes:		<input type="checkbox"/> Major Project
Date Received: <b>10/3/2022</b>			Referral #: <b>ZR22-297</b>
Date Requested: <b>10/17/2022</b>			
Date Required: <b>11/1/2022</b>			
Date Transmitted: <b>10/13/2022</b>	<input type="checkbox"/> Also mailed hard copy	Reviewer:	



**COUNTY OF DUTCHESS**  
DEPARTMENT OF PLANNING AND DEVELOPMENT

October 13, 2022

To: Planning Board, Town of Wappinger  
Re: **ZR22-297, Children's Enrichment Project, LLC Amended Site Plan**  
Lots: **987580, Route 9D**

The Dutchess County Department of Planning and Development has reviewed the subject referral within the framework of General Municipal Law (Article 12B, §239-l/m).

**ACTION**

The applicant is seeking a special use permit and site plan approval for a private childhood enrichment club.

**COMMENTS**

The proposed berm across the lot frontage may obstruct sight distance for vehicles turning out of the establishment onto Route 9D. The applicant should evaluate impacts to sight distance and could consider alternative landscape buffering in place of the berm.

In addition, the proposed valet parking arrangement may pose a safety issue within the driveway, especially since no details of the valet system (e.g., car drop off, staging) were provided. The applicant could consider a different arrangement that avoids the need for a valet or double-parking. Such an arrangement could include a single row of parking spaces on the south side of the lot and a single row along the west side of the lot.

**RECOMMENDATION**

The Department recommends that the Board rely upon its own study of the facts in the case with due consideration of the above comments.

Eoin Wrafter, AICP, Commissioner  
By

A handwritten signature in black ink, appearing to read "Tara Grogan".

Tara Grogan, Junior Planner