

## **MEMORANDUM**

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

Date: February 1, 2023

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 (6 sheets) generally entitled "Amended Site Plan – Children's Enrichment Project" prepared by Day and Stokosa Engineering and dated 9/23/22 last updated 1/2/23.

### **Review Comments**

1. SEQRA. The Proposed Action is considered a Type II Action pursuant to SEQRA and requires no additional SEQRA action.
2. Lighting. The Lighting plan shows appropriate lighting levels and color temperature and the BUG ratings have been submitted to the Planning Board under a separate cover and we find them acceptable.

3. Refuse Enclosure. A detail of the refuse enclosure should be shown on the plans.
4. Zoning. The Application is requesting a special permit for 240-62 Private, Community, or Fraternal Recreation Clubs. The Property does not meet the minimum lot area requirement of 2 acres under 240-62.A and the Application would require a variance for minimum lot area. The Applicant states they have applied for the variance and appeared before the Zoning Board of Appeals in January of 2023 but it is not clear if the requested variance was granted.
5. Parking.
  - a. The Applicant has recalculated the required parking based on 1,526 of assembly space (1 space per 100 S.F.) resulting in 16 spaces and an additional 2 spaces for the caretakers residence for a total of 18 parking spaces which are now shown proposed on the plan.
  - b. The Applicant should add a Stop Sign and Stop Bar at the access drive and a double yellow line for the short distance of the entrance drive.
  - c. Car, garbage truck, and SU-30 turning templates should all illustrate that the vehicle can enter and exit the Site without crossing the double yellow line at the entrance drive and the double yellow line in Route 9D for right runs entering and exiting the site. Additionally, the turning templates should be revised to show no conflicts with the proposed parking spaces.
  - d. If the garbage truck will need to have access to the refuse enclosure, the turning template should be adjusted to show the garbage truck accessing the refuse enclosure.
  - e. A turning template for a SU-30 box truck is shown on the Plans but it is unclear if a SU-30 is expected to service the Site. As it is shown, there is no loading area shown for this truck and the it could block parking spaces. The Applicant should address this.

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