

Dutchess County Department of Planning and Development		Fax Info Only	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): **5513290000**

Project Name: **DC Sports NY Renovation**

Applicant: **DC Sports NY, LLC**

Address of Property: **1630 Route 9, Wappinger, NY 12590**

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: **Route 9**
- ☒ 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: **2/5/2024**

Entered By: **Ogunti, Beatrice**

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

For County Office Use Only			
Response From Dutchess County Department of Planning and Development			
No Comments: <ul style="list-style-type: none"> <input type="checkbox"/> Matter of Local Concern <input type="checkbox"/> No Jurisdiction <input type="checkbox"/> No Authority <input type="checkbox"/> Withdrawn <input type="checkbox"/> Incomplete - municipality must resubmit to County <input type="checkbox"/> Exempt from 239 Review <input type="checkbox"/> None 		Comments Attached: <ul style="list-style-type: none"> <input type="checkbox"/> Local Concern with Comments <input type="checkbox"/> Conditional <input type="checkbox"/> Denial <input checked="" type="checkbox"/> Incomplete with Comments- municipality must resubmit to County <input type="checkbox"/> Informal Comments Only (Action Exempt from 239 Review) 	
Date Submitted:	Notes:	<input type="checkbox"/> Major Project	
Date Received: 1/22/2024		Referral #: ZR24-012	
Date Requested: 2/5/2024			
Date Required: 2/20/2024	<input type="checkbox"/> Also mailed hard copy	Reviewer: <i>Jara Grogan</i>	
Date Transmitted: 1/24/2024			



DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & DEVELOPMENT

January 24, 2024

To: Planning Board, Town of Wappinger
Re: **ZR24-012, DC Sports NY Renovation – Site Plan and Special Use Permit**
Lot: 551329, US 9

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). **The Department does not consider this application complete** for review as the materials submitted do not include **a site plan, landscaping, and site lighting and photometrics**.

Therefore, the Department requests that the Board resubmit this application when the above-mentioned information is available. Once this is done, we will initiate our formal 30-day review provided for in 239-l and 239-m.

ACTION

The applicant is proposing to construct a high ropes course in the area of an existing concrete pool structure.

PRELIMINARY COMMENTS

Although this Department considers this application incomplete for review, we offer the following preliminary comments for the Board's consideration

No site plan was received so the overall context for the proposed action is unclear. The site plan should capture the project context, including details on existing features such as the pool structure, proximity to any nearby vertical features such as power lines, as well as proposed lighting, landscaping, and safety and security elements. We also note that there appear to be several inaccuracies in the short environmental assessment form submitted.

Construction within existing concrete walls of unknown dimension and proximity to the high ropes course structure is concerning from a safety perspective. We strongly suggest the applicant provide evidence demonstrating adherence to industry safety and design standards.

Eoin Wrafter, AICP, Commissioner
By

A handwritten signature in cursive script, appearing to read "Tara Grogan".

Tara Grogan
Planner