

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 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:

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			
<p>No Comments:</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 Withdrawn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>Comments Attached:</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:	Notes:	<input type="checkbox"/> Major Project	
Date Received: 2/26/2024		Referral #: ZR24-051	
Date Requested:			
Date Required: 3/26/2024	<input type="checkbox"/> Also mailed hard copy	Reviewer:	
Date Transmitted: 2/29/2024			



DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF PLANNING & DEVELOPMENT

February 29, 2024

To: Planning Board, Town of Wappinger
Re: **ZR24-051, 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).

ACTION

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

COMMENTS

We acknowledge that all lighting on the site is existing and note that there are several hot spots between 5-25 footcandles, which exceeds the maximum recommended best-practice level of 1 footcandle. There are also areas exceeding 0.5 footcandle along the southern property boundary, which is the maximum permitted by the Town code (§240-23). In addition, there are no lighting specifications indicating color temperature and BUG rating, so glare impacts to the adjacent Route 9 are unclear. The photos of the existing fixtures show floodlight styles that appear to shine light outward rather than down, which contributes unnecessary glare and light pollution to the area. This amended site plan is an opportunity to upgrade lighting to meet the intent of the Town's code (§240-23).

We also reiterate the suggestion that the applicant provide evidence demonstrating adherence to industry safety and design standards.

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
Planner