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MEMORANDUM

<i>To:</i>	Bruce M. Flower, Chairman And the Town of Wappinger Planning Board	<i>Date:</i>	1/31/2024
<i>From:</i>	Malcolm M. Simpson	<i>Project:</i>	DC Sports Renovation
<i>cc:</i>	James Horan, Barbara Roberti, Bea Ogunti		
<i>Subject:</i>	DC Sports Renovation Special Permit and Site Plan Tax Lot 6158-04-551329		

As requested, we reviewed the application made by Dan Pizzarelli, (the “Applicant”) for amended Special Permit and Site Plan Approval.

The Property

The property is known as Tax Lot 6158-04-551329 on the Town of Wappinger tax assessment maps and is located at 1630 Route 9. The subject property is located within the HD Highway Design District. (the “Subject Property” or “Site”).

The Proposal

The Applicant is seeking an amended Special Permit and Site Development Plan Approval to construct a mutli-story ropes course in the existing ‘Bumper Boats’ area (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted Applications for Special Permit Approval dated 1/3/24; an Application for Site Plan Approval dated 1/3/24; a short Environmental Assessment Form (EAF) dated 12/27/23; a Project Narrative dated 1/2/24:

REVIEW COMMENTS

The submission is incomplete and more detailed comments will be provided at the time of a complete submission. We note that the EAF form, Special Permit Application, and Site Plan Application forms are either incomplete or filled out incorrectly and will need to be revised. Additionally, the submission does not include a site plan per Section 240-84.