



555 Theodore Fremd Ave, Suite C-301
Rye, NY 10580
T: 914.967.6540
www.hardestyhanover.com

MEMORANDUM

<i>To:</i>	Bruce M. Flower, Chairman And the Town of Wappinger Planning Board	<i>Date:</i>	2/28/2024
<i>From:</i>	Malcolm M. Simpson	<i>Project:</i>	DC Sports
<i>cc:</i>	Kyle Barnett, Barbara Roberti, Bea Ogunti, Jon Bodendorf		
<i>Subject:</i>	1630 Route 9 Tax Lot 6158-04-632426		

As requested, we reviewed the application made by DC Sports, LLC, (the “Applicant”) for Site Plan and Special Use Permit Approval.

The Property

The property is approximately 2.95 acres in size and located 1630 Route 9. It is designated as tax lot 6158-04-551329 on the Town of Wappinger tax maps and is within the HD zoning district (the “Subject Property” or “Site”).

The Proposal

The Applicant is proposing to an outdoor recreation facility (ropes & aials course) in an existing concrete pool (the “Project” or “Proposed Action”).

Submission

The Applicant has submitted an Application for Site Plan Approval dated 1/3/24; an Application for Special Use Permit dated 1/3/24; a Short Environmental Assessment Form (EAF) dated 12/27/23; and a plan sheet (12 sheets) generally entitled “DC Sports,” prepared by Liscum, McCormack VanVooris, dated 2/15/24.

REVIEW COMMENTS

1. Site Plan.

- a. A bulk regulations table should be provided on the site plan that includes all existing and proposed setbacks, height, coverage, etc. In addition, all required setbacks should be labeled on the site plan.
- b. It is noted that the proposed ropes course will be constructed inside the existing pool. For safety purposes, there should be padding or a similar type of protection provided on the concrete to protect users in case of a fall.
- c. Based on aerial imagery of the site, the existing utility lines are located along the frontage of the site near the location of the proposed facility. The site plans should be revised to show the location of the existing utility lines and the distance to the proposed facility.
- d. We question if there is any outdoor public address system or outdoor speakers proposed.

2. SEQRA.

- a. The Application is considered a Type II action with regard to SEQRA and no further SEQRA action is required.
- b. The Short EAF form submitted is not the current form used by NYSDEC. The updated Short EAF should be prepared and submitted as part of the Application materials.