

Planning Board Narrative
Proposal for Family Amusement Center
in location previously occupied by
Retro-Fitness Center at
3006 Main Street
Cortlandt Manor, NY 10567
May 15, 2020
Prepared by SJB Architecture + Design

Name of Operation:

Kings & Queens Fun Place

Description:

- A family fun amusement center that operates as a licensed School-Age Child Care facility during weekdays. (*Similar business model is Children of America in the Cortlandt town Center*)
- Weekdays until 6pm the operation is a School-Age Child Care facility that is partially funded by the County and State. Designed for grades K-8 (children older than 13 may attend at different rate schedule)
- Weeknights 6-10pm facility is a children's amusement center.
- Weekends 10am-10pm facility is a children's amusement and birthday party center.

Hours of operation:

- Weekdays – School days - 6am-9am, 2pm-10pm
- Weekdays – No School - 6am-10pm
- Weekend - 10am-10pm

Operation:

Weekdays – School days

Mornings: (4-6 staff)

- Open from 6am-9am
- Parents or guardians drop off children at facility.
- Breakfast is served. Food is either precooked and heated or prepared foods are cooked in electric oven. No deep frying on premises.
- Staff helps with homework, children are allowed to play table games, read books, etc.
- Use of amusement games in center is not allowed mornings of school days.
- Arrangements with local school district is made to pick up students from location to deliver to school.
- Any children attending school outside local district will be driven to school by staff.
- Facility closes after last student leaves for school.
- Toddler soft play room not used during these times.
- No parties during weekday mornings.

Afternoons: (12-15 staff)

- Open from 2pm-6pm
- Facility opens again for after-school drop off.
- Busses drop off children and staff picks up students from other schools.

- Snacks and dinner served. Food is either precooked and heated or prepared foods are cooked in electric oven. No deep frying on premises.
- Staff helps with homework, children are allowed to play table games, read books, etc.
- Use of amusement games in center is allowed only once schoolwork is completed or as permitted otherwise by parents and staff.
- Children are picked up by parents or guardians by 6pm or later if prior arrangements are made.
- Toddler soft play room not used during these times
- No parties during weekday afternoons.

Evenings: (6-8 staff)

- Open from 6pm – 10pm
- Amusement facilities are open to the community on a pay/play basis.
- Supervised toddler soft play room is available for parents with younger children 9 mos – 5 years of age while an older child uses the amusement center.
- No parties on weeknights.

Weekdays – Non-School days

Mornings and Afternoons: (12-15 staff)

- Open from 6am-6pm.
- Only parent drop off at facility, no busses or staff pickups.
- Children have access to full amusement facilities and free play at the discretion of staff and subject to parental/guardian permission.
- Breakfast, lunch and dinner is served. Food is either precooked and heated or prepared foods are cooked in electric oven. No deep frying on premises.
- Toddler soft play room not used during these times.

Evenings: (6-8 staff)

- Open from 6pm – 10pm
- Amusement facilities are open to the community on a pay/play basis.
- Supervised toddler room is available for parents with younger children 9 mos – 5 years of age while an older child uses the amusement center.
- No parties on weeknights.

Weekends: (12-15 staff)

- Open from 10am-10pm
- Amusement facilities are open to community on a pay/play basis.
- Supervised toddler room is available for parents with younger children 9 mos – 5 years of age while an older child uses the amusement center.
- Birthday parties will be scheduled, one at a time, and only heated or delivered food will be served.

Planned Amusement facilities:

- Virtual reality gaming booths
- E-sports gaming room
- Mini bowling systems
- Bouldering wall
- Party room
- Arcade Games
- Table top games