



Copies 8

- Planning Board
- Town Board
- Zoning Board
- Steven J. Basini
- Legal Dept.
- DOTS Director
- C.A.C.
- A.R.C.
- Applicant
-
-

Sent 6/23/21

June 23, 2021

Loretta Taylor, Chairperson
Town of Cortlandt Planning Board
1 Heady Street
Cortlandt Manor, NY 10567

Re: Kings & Queens Fun Place
3006 E. Main Street
Cortlandt Manor, NY
Site Plan Amendment

Ms. Taylor,

In July of 2020, your honorable Board adopted a resolution of approval for Kings & Queens Fun Place to operate at 3006 E. Main Street in Cortlandt Manor, NY.

After having opened the business earlier this year, the applicant has recognized a need for an expanded use in the community which includes more parties/events that include the indoor facilities and the previously approved outdoor facilities.

The intent is still to maintain a Family Amusement Center with a weekday school age child-care program. The physical proposal is to modify the layout of the outdoor court facility to include larger gates in the chain link enclosure, lighting fixtures in the parking lot and a scoreboard mounted on the building.

The modification to the use is to allow for more outdoor events which include hosting a weekly summer basketball league/clinic and parties in the court area.

These uses and activities have been listed on the revised business narrative included with this application. All previously approved safety measures including the chain link fence, crosswalk, crossing signs and security measures will be adhered to. It is understood that some of these requested uses will require Health Department approval.

Thank you for your consideration in this matter.

SJB ARCHITECTURE + DESIGN

 Steven J. Basini, RA

Planning Board Narrative

**REVISED Proposal for
Family Amusement Center at
3006 Main Street
Cortlandt Manor, NY 10567**

June 23, 2021

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.
- 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 family amusement center and party/catering event 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 playroom 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 pick up students from other schools.
- Snacks and dinner served. Food is either precooked and heated or prepared foods are cooked in electric oven.
- 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 playroom 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 playroom is available for parents with younger children 9 mos – 5 years of age while an older child uses the amusement center.
- Party/catering events and use of outdoor facilities may be scheduled for weekdays up until 10pm.

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 playroom 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.
- Party/catering events and use of outdoor facilities may be scheduled for weekdays up until 10pm.

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.
- Party/catering events and use of outdoor facilities may be scheduled and only heated or delivered food will be served.

Planned Amusement facilities:

- Virtual reality gaming booths
- E-sports gaming room
- Bouldering wall
- Party room
- Arcade Games
- Tabletop games
- Outdoor Basketball court
- Outdoor inflatable laser tag on basketball court

Planned party/catering event activities:

- Indoor/outdoor children's parties including but not limited to birthdays, graduations, etc.
- Indoor/outdoor family parties including but not limited to birthdays, weddings, etc.
- Organized weekly basketball league and training facility on outdoor court.
- Food truck on site as permitted by Health Department
- Additional mobile gaming truck as needed for events.