

TOWN OF WAPPINGER

PLANNING BOARD

Architectural Review Only

PROJECT NAME: Handicap Ramp & Exterior Sign (766 Sgt. Palmateer Way)

MEETING DATE: January 22, 2025

ACCOUNT NUMBER: 25-3506

DATE PREPARED: January 7, 2025

X SITE PLAN SPECIAL USE PERMIT SUBDIVISION

THE ATTACHED HAS BEEN REFERRED TO YOU FOR YOUR COMMENTS AND RECOMMENDATIONS. PLEASE SUBMIT ANY COMMENTS TO THE TOWN OF WAPPINGER PLANNING BOARD, 20 MIDDLEBUSH ROAD, WAPPINGERS FALLS, NY 12590 WITHIN FIFTEEN (15) DAYS.

- 1 TOWN FILE
- 7 TOWN OF WAPPINGER PLANNING BOARD
- 1 ENGINEER TO THE TOWN
- 1 PLANNER TO THE TOWN
- 1 ATTORNEY TO THE TOWN
- HIGHWAY SUPERINTENDENT
- FIRE PREVENTION BUREAU
- RECREATION
- TOWN OF WAPPINGER TOWN BOARD
- DUTCHESS COUNTY DEPT. OF PLANNING
- NEW YORK STATE DEPT. OF TRANSPORTATION
- DUTCHESS COUNTY DEPT. OF HEALTH
- DUTCHESS COUNTY SOIL & WATER
- NYS DEPT OF D.E.C
- TOWN OF FISHKILL PLANNING BOARD
- TOWN OF EAST FISHKILL PLANNING BOARD
- TOWN OF LAGRANGE PLANNING BOARD
- VILLAGE OF WAPPINGER PLANNING BOARD
- BUILDING INSPECTOR
- 1 ZONING ADMINISTRATOR-BARBARA ROBERTI

***** PLEASE NOTE ANY VIOLATIONS UPON YOUR REVIEW*****

DEC 27 2024

TOWN OF WAPPINGER PLANNING BOARD

Application No.

25-3506

Date Received:

12-27-24

Fee Received:

\$250.00

APPLICATION FOR ARCHITECTURAL REVIEW

TITLE OF PROJECT: ① Handicap ramp ② Exterior Sign

Location of Property: 766 Sergeant Palmtree

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

766 Sergeant Palmtree Wapp Falls NY 12590

Ken Mann 845-297-8421

NAME & ADDRESS OF OWNER (Corporation or Individual):

same

Contact Person Phone Number Fax Number

Grid No. 6157-02-551982

Please specify use or uses of building.

Existing Design: Accounting office

Proposed Change to exterior of building or Signage: ① Add handicap ramp ② Exterior sign

Materials to be used: Wood

Proposed cost of construction: \$3,000 for ramp; \$2,500 for sign

Zoning District: HB Acreage: 1.00

Existing No. of Parking Spaces: Proposed No. of Parking Spaces:

Lighthouse 766 LLC Type Name (Corporation, LLC, Individual, etc.)

12/27/24 Date

845 705 4240 Owner's Telephone No.

Ken@freedomfr.net

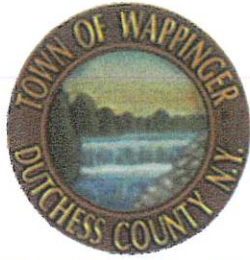
Kenneth P. Mann Owner or representative's signature

Kenneth Mann, Member Type Name and Title ***

766 Sgt Palmtree WF Owner's Address

***If this is a Corporation or LLC please provide documentation of authority to sign.

TOWN OF WAPPINGER



PLANNING BOARD & ZONING BOARD OF APPEALS

20 MIDDLEBUSH ROAD
WAPPINGERS FALLS, NY 12590
PH: 845-297-6256
Fax: 845-297-0579

Owner Consent Form

Project No: 25-3506

Date: 12-27-24

Grid No.: 6157-02-551982

Zoning District: _____

Location of Project:

766 Sergeant Palmateer WF NY 12590

Name of Applicant:

Kenneth Mann 845-705-4240

Print name and phone number

Description of

Project: Install wheelchair ramp

Install external business sign

I, Kenneth P. Mann, owner of the above land/site/building hereby give permission for the Town of Wappinger to approve or deny the above application in accordance with local and state codes and ordinances.

12/27/24
Date

Kenneth P. Mann
Owner's Signature

845 705 4240
Owner's Telephone Number

Ken Mann, Member
Print Name and Title ***

*** If this is a Corporation or LLC, please provide documentation of authority to sign.

If this is a subdivision application, please provide a copy of the deed.

TOWN OF WAPPINGER PLANNING BOARD
ARCHITECTURAL REVIEW

Appl. #: _____
Date: _____

PROJECT: _____

LOCATION: _____

DATE OF PLANNING BOARD MEETING: _____

PROJECT CONSISTS OF THE FOLLOWING:

APPROVED: _____ DENIED: _____

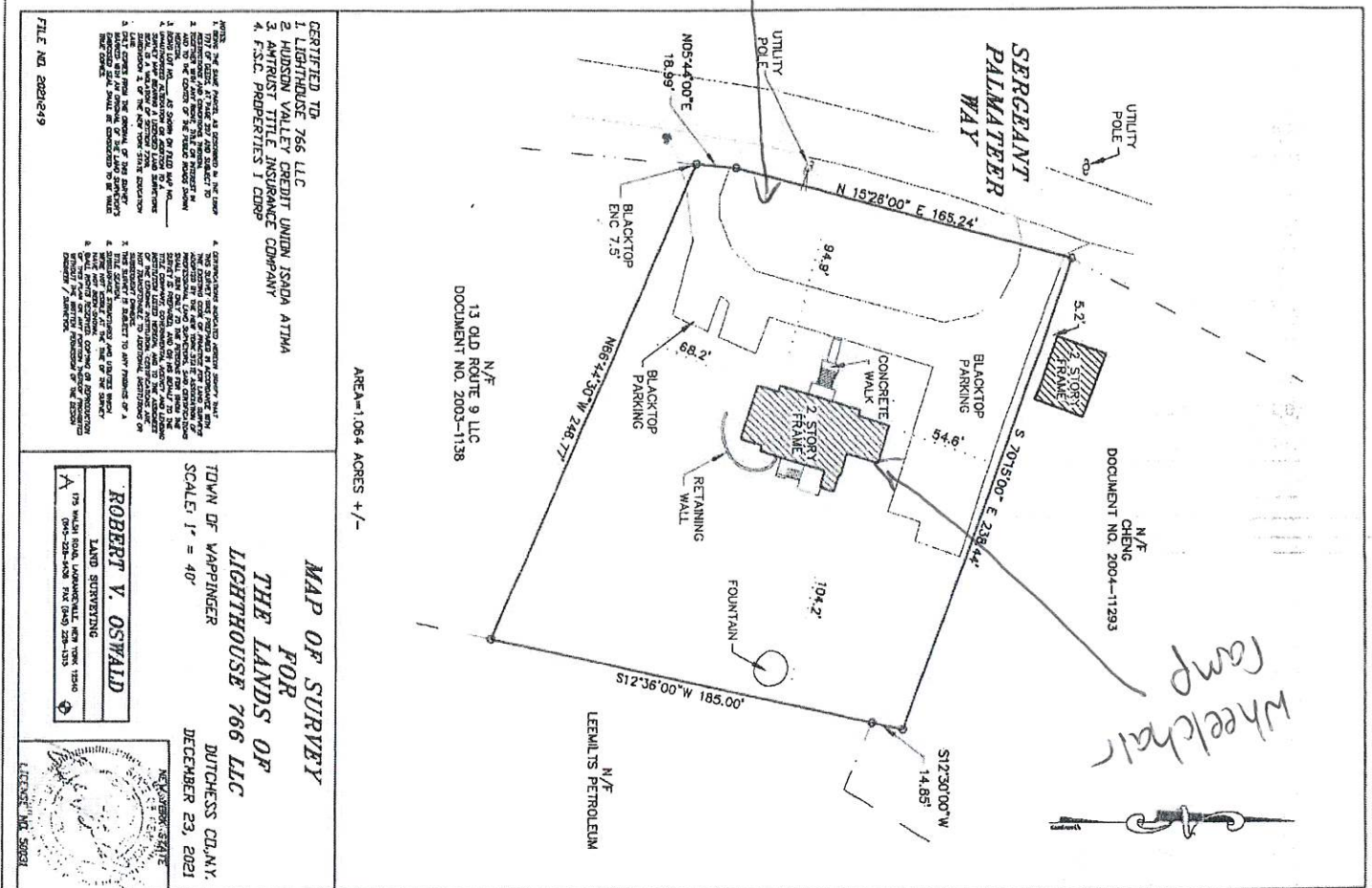
MOTION MOVED BY: _____

SECOND BY: _____

CONDITIONS:

BEA OGUNTI, SECRETARY
TOWN OF WAPPINGER PLANNING BOARD

RECEIVED
 DEC 27 2024
 Planning Department
 Town of Wappinger



- CERTIFIED TO:
1. LIGHTHOUSE 766 LLC
 2. HUDSON VALLEY CREDIT UNION ISADA ATIMA
 3. ANTRIST TITLE INSURANCE COMPANY
 4. F.S.C. PROPERTIES I CORP

NOTES:

1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
2. THE PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS, AND INTERESTS SHOWN HEREON.
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4. THE PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHTS, AND INTERESTS SHOWN HEREON.

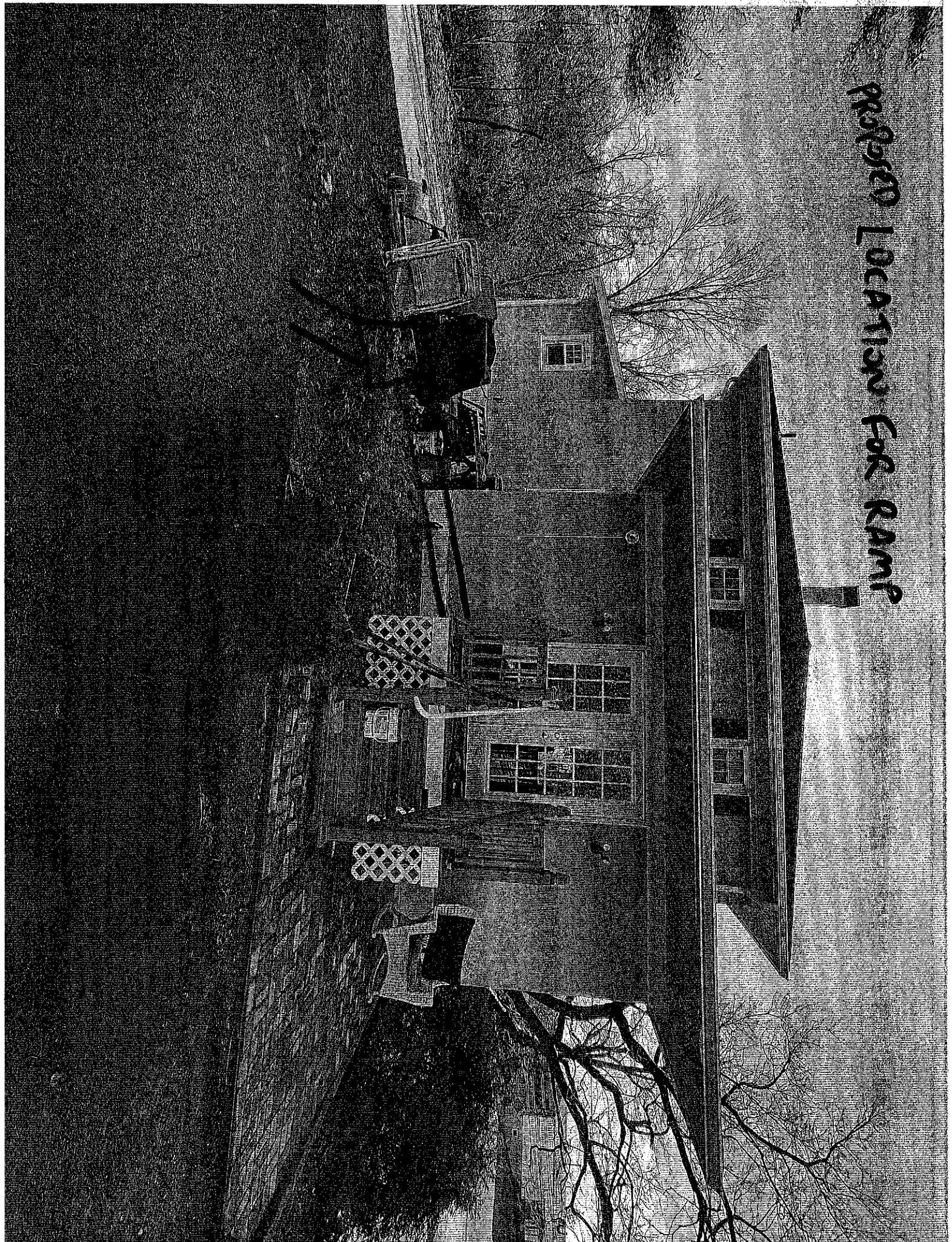
MAP OF SURVEY
 FOR
THE LANDS OF
LIGHTHOUSE 766 LLC
 TOWN OF WAPPINGER
 SCALE 1" = 40'
 DECEMBER 23, 2021
 DUTCHESS COUNTY, NY

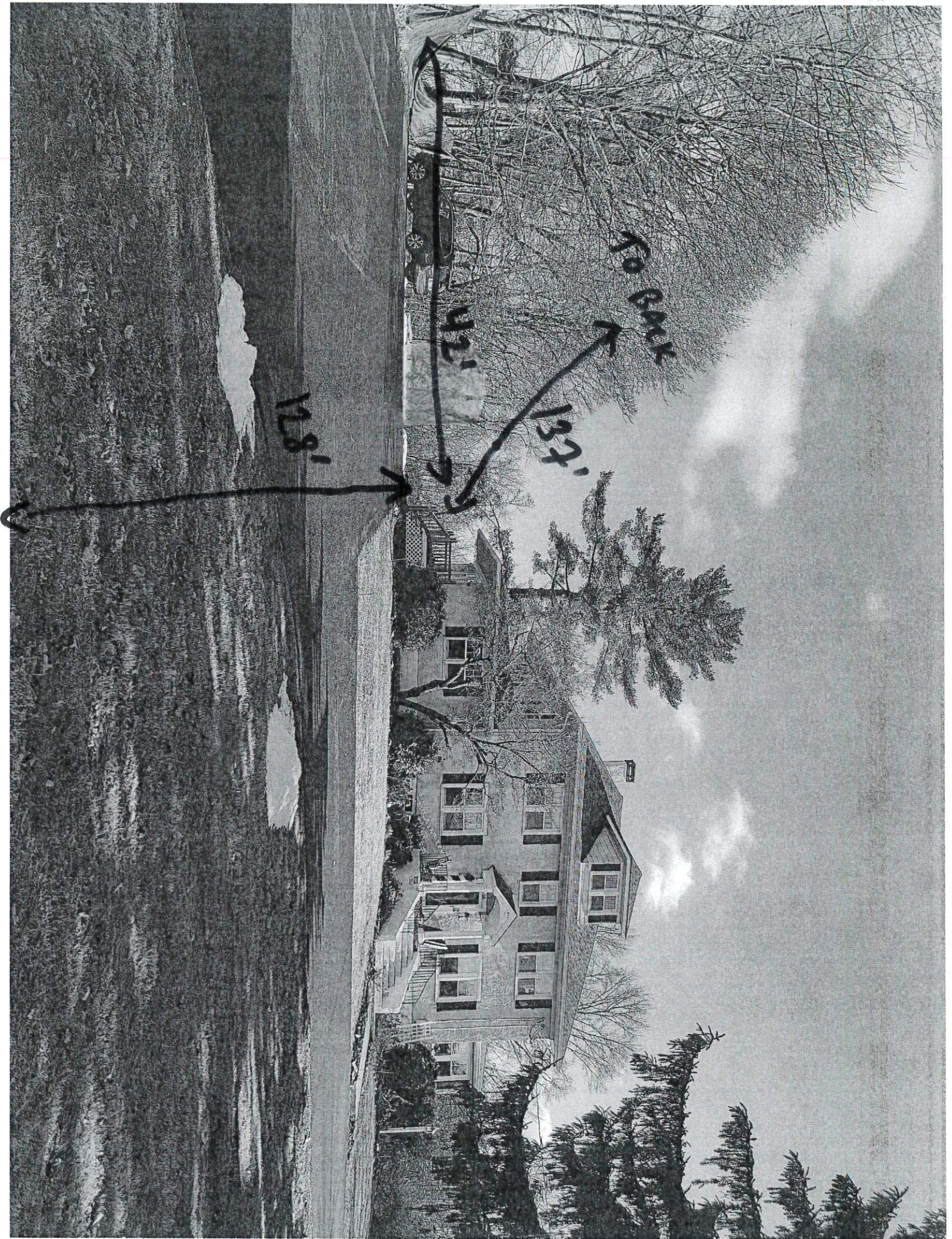
ROBERT V. OSWALD
 LAND SURVEYING
 175 WALTON ROAD, LARSENVILLE, NEW YORK 12546
 (518) 228-4008 FAX (518) 228-1313



FILE NO. 20210419

PROPOSED LOCATION FOR RAMP

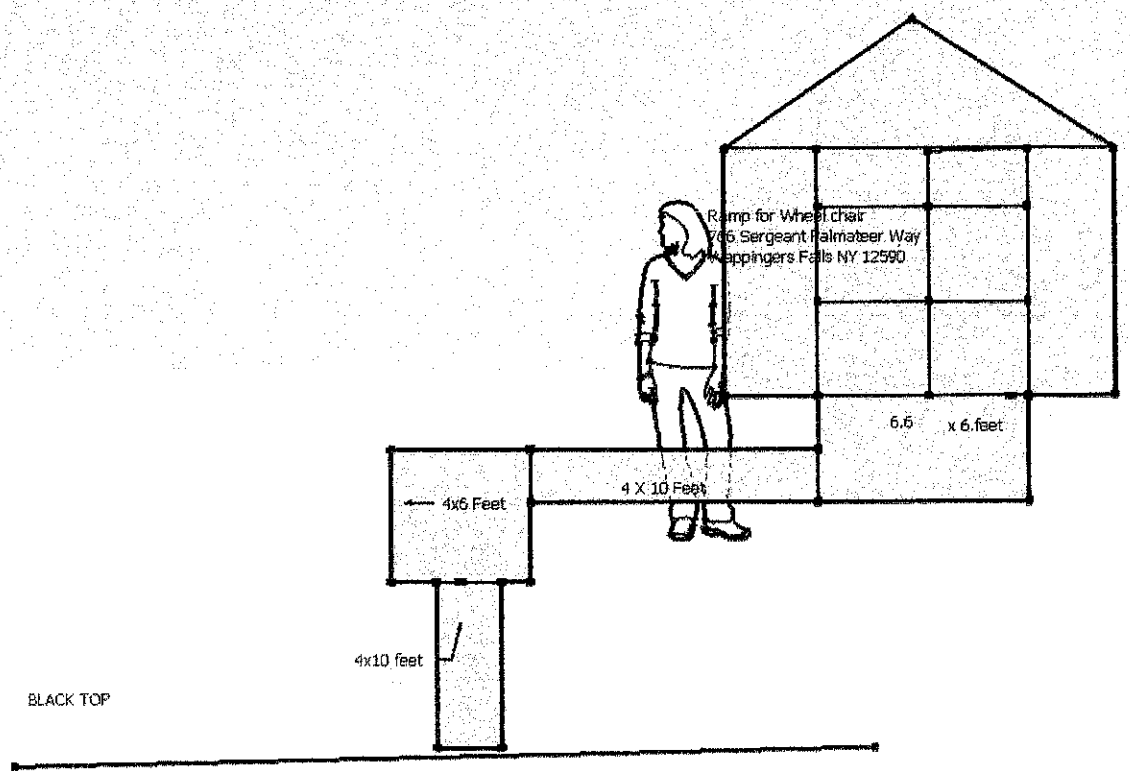




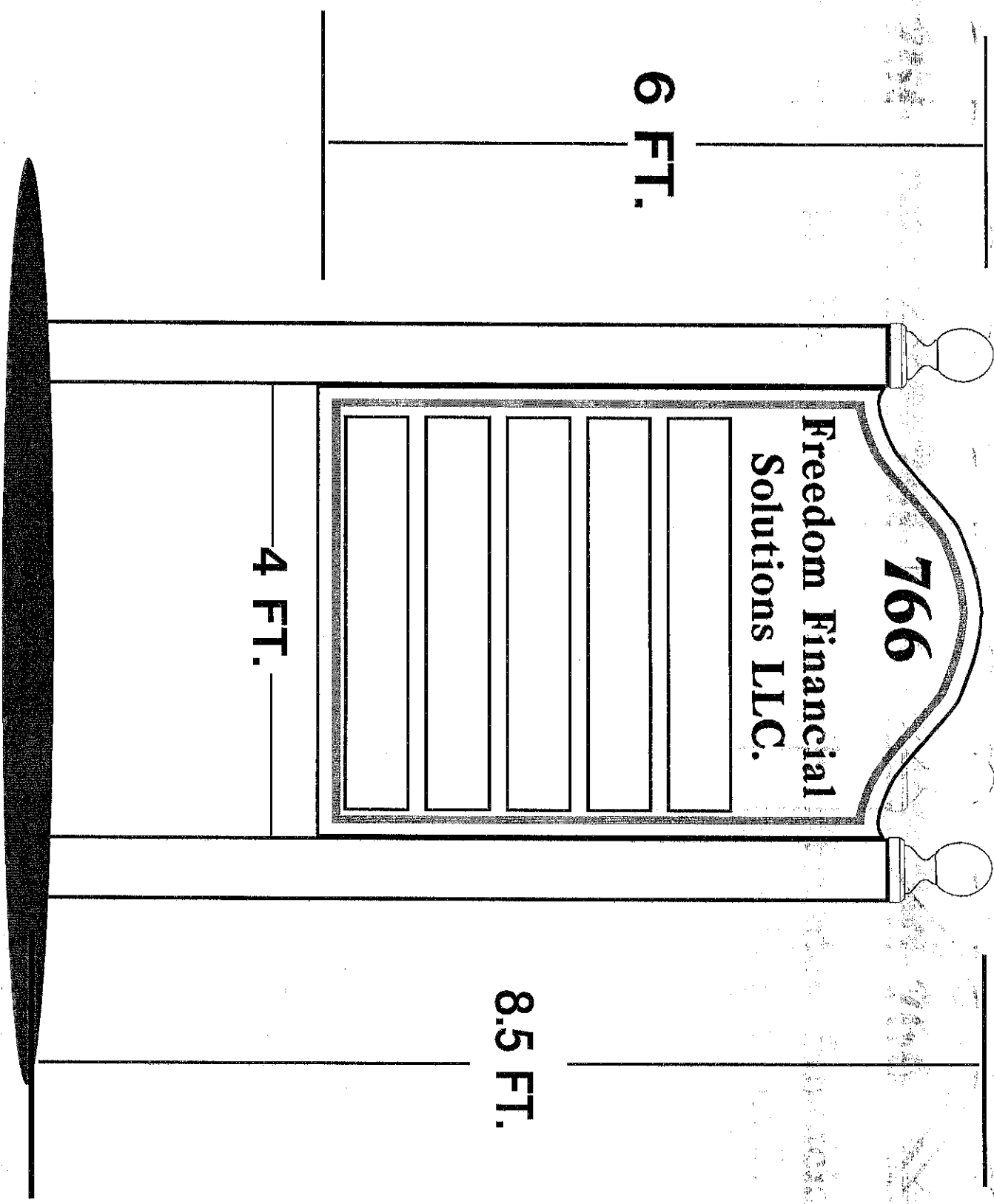
128'

134'

Foot path



BLACK TOP



6 FT.

766

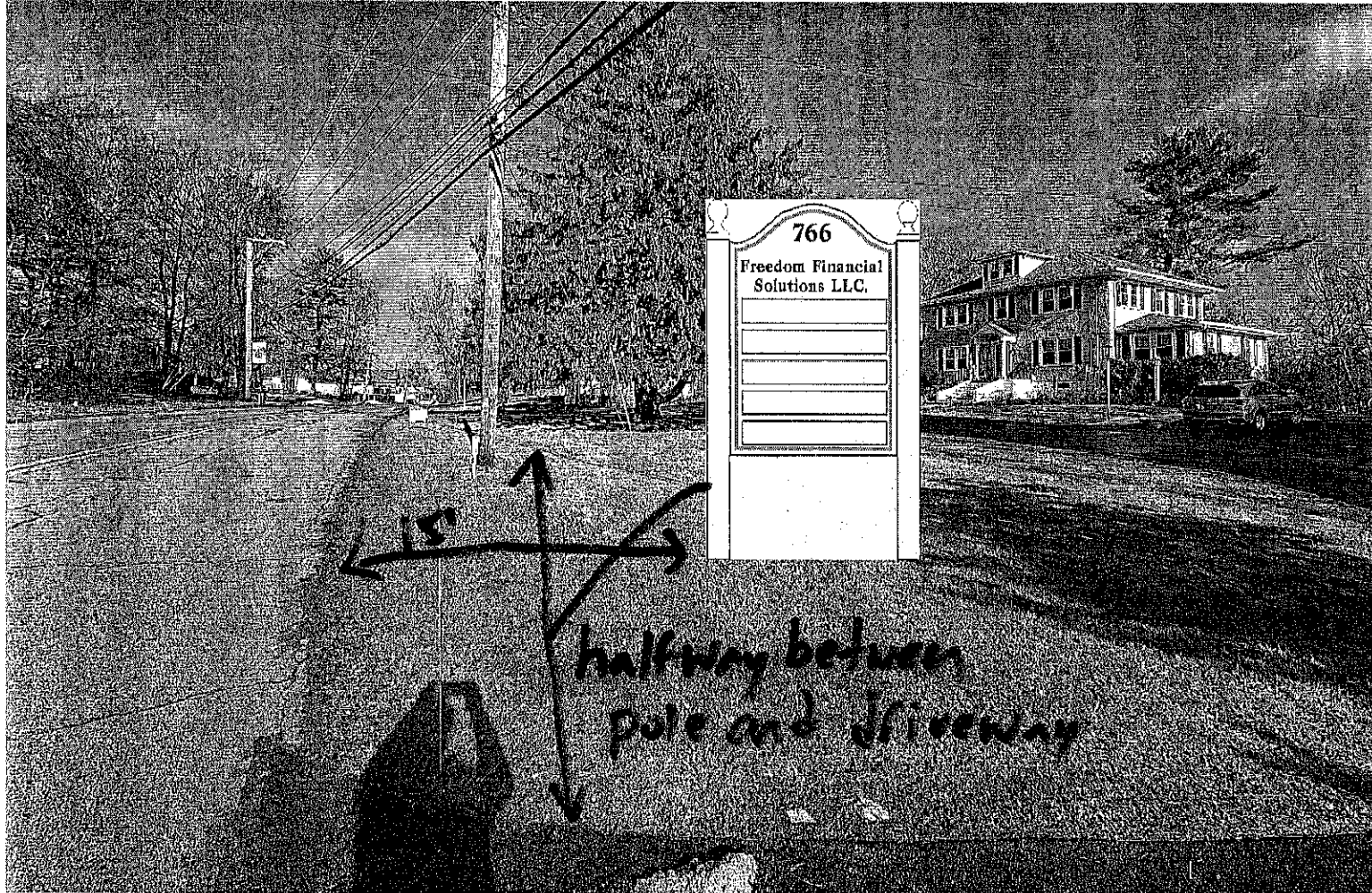
**Freedom Financial
Solutions LLC.**

4 FT.

8.5 FT.

Plaque size 7 in. by 42 kin.

Sign total squre footage = 24 sq.ft.





Department of State Division of Corporations

Entity Information

[Return to Results](#)

[Return to Search](#)

Entity Details

ENTITY NAME: LIGHTHOUSE 766 LLC

DOS ID: 6339054

FOREIGN LEGAL NAME:

FICTITIOUS NAME:

ENTITY TYPE: DOMESTIC LIMITED LIABILITY COMPANY

DURATION DATE/LATEST DATE OF DISSOLUTION:

SECTION OF LAW: LIMITED LIABILITY COMPANY LAW - 203 LIMITED LIABILITY COMPANY LAW - LIMITED LIABILITY COMPANY LAW

ENTITY STATUS: ACTIVE

DATE OF INITIAL DOS FILING: 12/01/2021

REASON FOR STATUS:

EFFECTIVE DATE INITIAL FILING: 12/01/2021

INACTIVE DATE:

FOREIGN FORMATION DATE:

STATEMENT STATUS: CURRENT

COUNTY: DUTCHESS

NEXT STATEMENT DUE DATE: 12/31/2026

JURISDICTION: NEW YORK, UNITED STATES

NFP CATEGORY:

[ENTITY DISPLAY](#)

[NAME HISTORY](#)

[FILING HISTORY](#)

[MERGER HISTORY](#)

[ASSUMED NAME HISTORY](#)

Service of Process on the Secretary of State as Agent

The Post Office address to which the Secretary of State shall mail a copy of any process against the corporation served upon the Secretary of State by personal delivery:

Name: LIGHTHOUSE 766 LLC

Address: 766 SERGEANT PALMATEER WAY, WAPPINGERS FALLS, NY, UNITED STATES, 12590

Electronic Service of Process on the Secretary of State as agent: Not Permitted

Chief Executive Officer's Name and Address

Name:

Address:

Principal Executive Office Address

Address:

Registered Agent Name and Address



Outlook

6339054 LIGHTHOUSE 766 LLC

From noreply@dos.ny.gov <noreply@dos.ny.gov>

Date Fri 12/27/2024 3:23 PM

To Ken Mann <ken@freedomfs.net>

1 attachment (213 KB)

Filing Receipt.pdf;

New York State Department of State

Division of Corporations, State Records and Uniform Commercial Code

Please print this email for your records.

Thank you for submitting your BIENNIAL STATEMENT through the Department of State's Online Filing System. The BIENNIAL STATEMENT has been filed by the Department of State.

We have attached the official filing receipt and any related document(s) for the following entity:

DOS ID: 6339054
Entity Name: LIGHTHOUSE 766 LLC
County: DUTCHESS
Filing Date: 12/27/2024
Statement Due: 12/31/2025

- Retain this letter and attachment(s) for your records. The Department of State does not mail additional copies of the filing receipt or related attachment(s).
- Limited Liability Companies are required to file a Biennial Statement with the Department of State. To receive an email notice when the Biennial Statement is due, provide an email address at the Department of State's [Email Address Submission/Update Service](#).

Resources