

TOWN OF WAPPINGER

PLANNING BOARD

Conceptual Review Only

No Escrow Fees Taken

PROJECT NAME: Joker Ink Manufacturing & Offices Building

MEETING DATE: August 18, 2025

ACCOUNT NUMBER: 25-3523

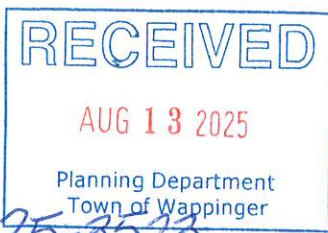
DATE PREPARED: August 13 2025

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 PLANNING BOARD ENGINEER
- 1 PLANNER TO THE TOWN
- 1 PLANNING BOARD ATTORNEY
- 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*****



TOWN OF WAPPINGER PLANNING BOARD

Application No. 25-3523
Date Received: 8-13-25
Fee Received: \$250.00

APPLICATION FOR A CONCEPTUAL

TITLE OF PROJECT: Joker Ink Manufacturing & Offices Building

NAME & ADDRESS OF APPLICANT (Corporation or Individual):
18 West Main St., #5 Beacon NY 12508
Street Town State Zip
William McGuire (845) 863-3460 N/A
Contact Person Phone Number Fax Number

NAME & ADDRESS OF OWNER (Corporation or Individual):
20 Eck Rd Wappingert Falls NY 12590
Street Town State Zip
Patel, Dahyabhai
Contact Person Phone Number Fax Number

Grid No. 135689-6156-02-839925-0000

Please specify use or uses of building and amount of floor area devoted to each:
Existing Use: Undeveloped, zoned for non-homestead

Proposed Use: Use for manufacturing custom printed apparel, offices, storage and shipping. production facility 10,000 SF, Staging and Showroom 6,500SF, Storage 6,500SF, Offices 13,000SF

Location of Property: Stage Door Rd
Zoning District: HB **Acreage:** 2.46

Anticipated No. of Employees: 30

Existing No. of Parking Spaces: 0 **Proposed No. of Parking Spaces:** 53

Joker Ink LLC
Type Name (Corporation, LLC, Individual, etc.)

8/12/25
Date
845-863-3460
Owner's Telephone No.

William M. McGuire
Owner or representative's signature
William McGuire - owner
Type Name and Title ***
18 W Main St. #5 Beacon NY 12508
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: 25-3523

Date: 8-13-25

Grid No.: 135689-6156-02-839925-0000

Zoning District: HB

Location of Project:

Stage Door Rd

Name of Applicant: Joker Ink LLC

Print name and phone number

Description of Project:

Joker Ink LLC has outgrown their current rental facility and is looking to establish a facility that will serve the needs of the business long term. An all-in-one facility with production, showroom, storage and office space that will serve the needs of the business as it continues to grow. They contacted me to sell the land at this parcel with based on approval for the use by the municipality planning board.

I, Dahyabhai m. Patel, 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.

Date 8/11/25

Dahyabhai m. Patel
Chandrika D. Patel
Owner's Signature

Owner's Telephone Number 845-249-5290

Dahyabhai m. Patel
Chandrika D. Patel.
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.

Received _____ hereby sell, assign and transfer

WILLIAM MCGUIRE

and Percent (100%)

Membership
represented by the within Certificate, and do hereby irrevocably
and appoint

Riccello A. Cirigliano, Esq.

Attorney
in the said Membership Interest(s) on the books of the within named
with full power of substitution in the premises.

July 11

2019

in presence of
Zorodw

DNIK

NOTICE. THE SIGNATURE OF THIS ASSIGNMENT
MUST CORRESPOND WITH THE NAME AS WRITTEN UPON THE
FACE OF THE CERTIFICATE, IN EVERY PARTICULAR, WITHOUT
ALTERATION OR ENLARGEMENT, OR ANY CHANGE WHATSOEVER.

Narrative Description of Proposed Design-Build Project for Joker Ink LLC

Joker Ink LLC, a successful and steadily expanding manufacturer of custom apparel and promotional items, is seeking the approval of the municipal planning board for a proposed design-build development on a designated parcel of land. The project aims to establish a new, permanent headquarters that will support the company's long-term growth and operational needs.

Joker Ink specializes in high-quality, customized merchandise using advanced specialty printing and embroidery equipment. With consistent growth in client demand, the company has outgrown its current leased facility. The increase in production equipment, employee headcount, and inventory has placed considerable strain on the limitations of their existing space. As such, Joker Ink is pursuing the opportunity to construct a purpose-built facility that consolidates all operational components under one roof, with the flexibility to scale in the future.

The proposed development will serve as a multifunctional facility, integrating four key components:

- **Production Space (10,000 SF):** Designed to house custom-built specialty equipment requiring specific environmental controls and electrical infrastructure. This space will accommodate current production lines and allow for future machinery additions.
- **Staging & Showroom (6,500 SF):** A curated area for client engagement, sample review, and order staging. This space will improve workflow and enhance customer experience.
- **Storage (6,500 SF):** Dedicated inventory management area, allowing for safe and organized material and finished goods storage to support the increasing volume of orders.
- **Office Space (13,000 SF):** Modern administrative offices, conference areas, employee facilities, and creative workspaces, built to foster collaboration, innovation, and business development.

This project is not only a response to Joker Ink's current needs but also a strategic investment in the local economy. It will retain and potentially increase local employment, foster small business growth, and make efficient use of industrially zoned land. The company is committed to working closely with the town board, planning board, and local stakeholders to ensure the facility aligns with all applicable codes, ordinances, and community goals.

Joker Ink has engaged in initial discussions regarding the acquisition of the land, contingent upon municipal approval of the proposed use. The project reflects a thoughtful approach to business development, combining modern functionality with the flexibility needed for future expansion.

We respectfully request the board's favorable consideration of this proposed design-build project, which will serve as a long-term home for a growing local enterprise and contribute positively to the commercial landscape of the community.