

TOWN OF WAPPINGER

PLANNING BOARD

*Architectural Review Only*

PROJECT NAME: Bank of America Exterior Signage

MEETING DATE: March 2, 2026

ACCOUNT NUMBER: 26-3535

DATE PREPARED: February 12, 2026

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\*\*\*\*\*



TOWN OF WAPPINGER PLANNING BOARD

Application No. 26-3535  
Date Received: 2-18-26  
Fee Received: \$250.00

**APPLICATION FOR ARCHITECTURAL REVIEW  
(NO ESCROW TAKEN)**

TITLE OF PROJECT: Bank of America

Location of Property: 1469 Rte 9

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

GNS Group, Ltd  
Street Town State Zip  
259 N Grand Ave. Poughkeepsie, NY 12603  
Contact Person Phone Number Fax Number

NAME & ADDRESS OF OWNER (Corporation or Individual):

US9 Realty LLC  
Street Town State Zip  
525 N Tryon St. Charlotte, N Carolina  
Contact Person Phone Number Fax Number

Grid No. 135689-6157-02809919

Please specify use or uses of building. Bank

Existing Design: directional signs (6) 2 wall signs  
1 monument sign

Proposed Change to exterior of building or Signage: attached photos  
show existing signs + proposed signs

Materials to be used: metal / acrylic

Proposed cost of construction: \$15,780.00

Zoning District: HB Acreage: 1.07

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

Type Name (Corporation, LLC, Individual, etc.) consent form attached

Date \_\_\_\_\_ Owner or representative's signature \_\_\_\_\_

Owner's Telephone No. \_\_\_\_\_ Type Name and Title \*\*\* \_\_\_\_\_

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: 26-3535

Date: 2/3/20

Grid No.: 135689-6157-02609919

Zoning District: HB

Location of Project:

1469 US RT 9

Name of Applicant:

GNS Group, Ltd. 845-471-4300  
Print name and phone number

Description of Project:

Replacement of directional signage

I Valentino Zarboutis, 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.

1/29/26  
Date

[Signature]  
Owner's Signature

516-849-1128  
Owner's Telephone Number

VALENTINO ZARBOUTIS/ OWNE  
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:

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

\_\_\_\_\_  
BEA OGUNTI, SECRETARY  
TOWN OF WAPPINGER PLANNING BOARD