

TOWN OF WAPPINGER

PLANNING BOARD

Conceptual Review Only

No Escrow Fees Taken

PROJECT NAME: Joker Ink Printing and Embroidery Studio

MEETING DATE: March 2, 2026

ACCOUNT NUMBER: 25-3523

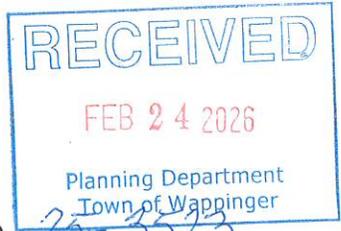
DATE PREPARED: February 24, 2026

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 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: 2-24-26
Fee Received: \$250.00

APPLICATION FOR A CONCEPTUAL

TITLE OF PROJECT: Joker Ink Printing and Embroidery Studio

NAME & ADDRESS OF APPLICANT (Corporation or Individual):

18 W Main St Unit 5 Beacon NY 12508
Street Town State Zip
William McGuire 845-863-3460
Contact Person Phone Number Fax Number

NAME & ADDRESS OF OWNER (Corporation or Individual):

173 Old Route 9 Ste 1 Fishkill, NY 12524
Street Town State Zip
Contact Person Phone Number Fax Number

Grid No. 135689-6156-02-845873-0000

Please specify use or uses of building and amount of floor area devoted to each:

Existing Use: Undeveloped Vacant Land, Zoned Highway Business

Proposed Use: ^{15,000}~~18,000~~ sf building for printing, embroidery production, staging, storage, and offices.

Location of Property: Stage Door Road

Zoning District: HB **Acreage:** 2 acres

Anticipated No. of Employees: 5

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

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

2/23/26
Date
845-863-3460
Owner's Telephone No.

Will McGuire
Owner or representative's signature
Will McGuire
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.**



Project Narrative

Joker Ink Printing & Branding Facility

This application proposes the construction of a new approximately **15,000 square foot commercial building** to serve as the primary headquarters and production facility for Joker Ink, a locally owned printing, embroidery, and branding company. The project is intended to support the continued growth of an established business while maintaining compatibility with surrounding commercial and light industrial uses.

The proposed building has been designed to efficiently integrate showroom, production, staging, and storage functions within a single, purpose-built structure. A customer-facing showroom area will allow clients to review materials, products, and samples in a professional setting. The production areas will house printing, embroidery, and finishing equipment and will be designed to minimize noise and operational impacts beyond the building envelope. Dedicated staging and storage areas will support organized material handling, inventory management, and distribution activities.

The facility will allow Joker Ink to expand its service offerings, consolidate operations that are currently constrained by space limitations, and improve overall workflow efficiency. By bringing all operations under one roof, the project reduces off-site transportation needs, enhances delivery timelines, and improves internal logistics and coordination.

The building layout and site design have been developed to provide safe vehicular circulation, designated delivery areas, and appropriate employee and customer parking. Deliveries and shipments will occur during normal business hours with vast majority coming through standard UPS delivery. The use is not anticipated to generate traffic volumes beyond what is typical for a commercial/light industrial facility of this size, and no outdoor storage is proposed.

The project represents a long-term investment in the community, supporting local employment and contributing to the area's economic base. The proposed use is consistent with the intent of the zoning district to accommodate commercial and light industrial activity and is designed to be visually and functionally compatible with surrounding development.

Overall, the project will provide Joker Ink with a modern, efficient facility that supports sustainable business growth while maintaining appropriate land use practices and minimal impact on neighboring properties.