



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

Len Warner
Karen Quiana
Kevin Byrne
James Vermeulen
J. Randall Williams
David Jensen
Chair John Gunn

**June 9, 2026
7:00 PM
Planning Board Agenda**

The Planning Board will meet in the Municipal Center Courtroom at 7:00 p.m. A work session will take place at 7:00 p.m. for a training workshop, discussion of agenda items and/or topics of interest to the Planning Board. The regular meeting will begin immediately thereafter, but no later than 7:30 p.m.

Approval of May 12, 2026, minutes

Regular Meeting

1. Continue public hearing and continue review of application for Site Plan Approval, 1154 North Avenue, Commercial, submitted by Hudson Vox LLC.
2. Continue Public Hearing and continue review of application for Amended Site Plan Approval, 393 Fishkill Avenue, 397 Fishkill Avenue, and 7 Conklin Street, Commercial Mix-Use, submitted by 397 Fishkill Avenue, LLC and 393 Fishkill Avenue, LLC. ***ADJOURNED AT THE REQUEST OF THE APPLICANT***
3. Continue review of application for Subdivision Approval, 84 Anderson Avenue, Residential, submitted by Sadhna Gupta.
4. Continue review of application for Amended Site Plan Approval, 364 Main Street, Mixed-Use Commercial and Residential, submitted by 364 Main BCN LLC.
5. Review of application for Subdivision Approval, 108 Liberty Street, Residential, submitted by Stephen Spaccarelli and Claire Tipley.

Miscellaneous Business

1. Consider request for a one (1) year extension of Site Plan Approval, 536 Main Street, Commercial three (3) story, submitted by HRSM, LLC.

Architectural Review

1. Certificate of Appropriateness: Rombout Avenue (Tax Grid #5954-36-931757), New Single-Family House
2. Certificate of Appropriateness: Monell Place (Tax Grid #5955-04-570245), New Single-Family House

