COURTROOM, CITY HALL
1 MUNICIPAL PLAZA
BEACON, NY 12508
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.

Len Warner
Karen Quiana
Kevin Byrne
Jill Reynolds
J. Randall Williams
J.C. Calderon
Chair John Gunn

September 13, 2022
7:00 PM
Planning Board Agenda

Regular Meeting

1. Continue Public Hearing on application for Special Use Permit and Site Plan Approval, hotel and event space, 1113 Wolcott Avenue, submitted by Prophecy Theater, LLC (postponed to October 12, 2022 at the request of the applicant)
2. Continue Public Hearing for SEQRA environmental review on application for Special Use Permit, Site Plan Approval and Subdivision, AND Public Hearing on application for Special Use Permit, Site Plan Approval and Subdivision, Mirbeau Inn & Spa at Howland Estate, 7 Craig House Lane, submitted by the Mirbeau Companies
3. Continue Public Hearing for SEQRA environmental review on application for Subdivision Approval, 2-lot residential, AND Public Hearing on application for Subdivision Approval, 46 Judson Street, submitted by 46 Judson Street LLC
4. Public Hearing for Site Plan Approval (revised since 2019), "Two Cross Street" 4 Cross Street/172 Main Street, three-story mixed-use building, submitted by Hudson Todd LLC
5. Public Hearing on application for Site Plan Approval, artist studios, 5 Henry Street, submitted by Michael Braden
6. Public Hearing for SEQRA environmental review on application for Subdivision Approval, 12 Highland Place, submitted by Lori Joseph Builders, Inc
7. Public Hearing on application for Special Use Permit and Site Plan Approval, accessory apartment, 281 Rombout Avenue, submitted by Mariann Corsa
8. Continue review of application for Site Plan Approval, Special Use Permit, and Subdivision (lot

merger) Approval, Multi-Family Residential (62 units), 16 West Main Street, submitted by Farrell Building Company

9. Review application for Concept Plan Approval, Beacon HIP Lofts and Studios, Front Street, submitted by Beacon HIP Lofts LLC and referred to Planning Board by City Council

Miscellaneous Business

1. Presentation on Natural Resources Inventory (Training Session)
2. Zoning Board of Appeals - September meeting
3. City Council request to review Local Law to amend Chapter 223 of the Code of the City of Beacon Regarding Self-Storage Parking Requirements
4. City Council request to review Local Law to amend Chapter 223 of the Code of the City of Beacon Regarding Off-Street Parking Adjacent to Non-Residential Districts

Architectural Review

1. Certificate of Appropriateness - 493 Main Street; Signage
2. Certificate of Appropriateness - 396 Main Street; Signage and Facade
3. Single Family House - Townsend Street Lot 13
4. Single Family House - Townsend Street Lot 4
5. Single Family House - Townsend Street Lot 3
6. Single Family House - 14 Howland Avenue