



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

**February 10, 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 January 13, 2026, minutes

Regular Meeting

1. Continue public hearing and continue review of applications of Site Plan Approval and Special Use Permit, hotel and restaurant, 1064 Wolcott Avenue, submitted by JMARKMNG, LLC.
2. Public hearing and continue review of applications for Subdivision Approval and Site Plan Approval, Residential, 6-unit multi-family dwelling, 193-195 Main Street, submitted by Kosova Lane Properties, LLC.
3. Continue review of application for Special Use Permit Approval, Residential, 829 Wolcott Avenue, submitted by Lauren Walling.
4. Continue review of application for Site Plan Approval, Commercial, 425 Main Street, submitted by Stanza Books.
5. Continue review of application for Site Plan Approval, Mixed-Use Commercial and Residential, 291 Main Street, submitted by Telephone Building Beacon, LLC.
6. Continue review of application for Amended Site Plan Approval, Commercial, 3 Beekman Street, submitted by Dia Center for the Arts, Inc.

Architectural Review

1. Certificate of Appropriateness: 65 Monell Place - New Single-Family House
2. Certificate of Appropriateness: 498 Main Street - Sign
3. Certificate of Appropriateness: 48 Beacon Street - Facade

Miscellaneous Business

1. City Council request to review proposed Local Law concerning referrals of certain land use

matters to the City of Beacon Planning Board and Dutchess County Planning Board.

2. City Council request to review an amended Concept Plan Approval application for 248 Tioronda Avenue.