



COURTROOM  
1 MUNICIPAL PLAZA  
BEACON, NY 12508

Len Warner  
Karen Quiana  
Kevin Byrne  
Donna Francis  
J. Randall Williams  
David Jensen  
Chair John Gunn

**June 10, 2025  
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 13, 2025, minutes**

**Regular Meeting**

1. \*\*\*THIS APPLICATION HAS BEEN ADJOURNED TO THE JULY 8th PLANNING BOARD MEETING AT THE REQUEST OF THE APPLICANT\*\*\* Continue public hearing and continue review of application for Site Plan Approval, Mixed-Use Commercial and Residential, 291 Main Street, submitted by Telephone Building Beacon, LLC.
2. Continue public hearing for Subdivision Approval and Site Plan Approval and continue review of applications for Subdivision Approval and Site Plan Approval, Mixed-Use Commercial and Residential, 45 Beekman Street, High Street, and High Street, submitted by Beekman Arts Center LLC and Bay Ridge Studios LLC.
3. Continue review of applications of Site Plan Approval and Special Use Permit, hotel and restaurant, 1064 Wolcott Avenue, submitted by JMARKMNG, LLC.
4. Continue review of application for Site Plan Approval, Mix-Use Commercial and Residential, 300 Main Street, submitted by 300 Main St LLC.
5. Continue review of applications for Subdivision Approval and Site Plan Approval, 5-unit multi-family dwelling, 193-195 Main Street, submitted by Kosova Lane Properties, LLC.
6. Review of application for Site Plan Approval, Residential, garage with accessory apartment, 17 S Cedar Street, submitted by Stowe Boyd.
7. Review of application for Site Plan Approval, accessory dwelling unit, 21 High Street, submitted by Henry Zook.

**Miscellaneous Business**

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

## **Architectural Review**

1. [Certificate of Appropriateness - 139 Main Street; Sign](#)
2. [Certificate of Appropriateness - 57 Townsend Street; New Single-Family House](#)
3. [Certificate of Appropriateness - 232 Main Street; Sign](#)