



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

**April 14, 2026
7:00 PM
Planning Board Agenda**

Approval of March 10, 2026, minutes

Regular Meeting

1. Public hearing and continue review of application for Subdivision Approval, 30-90 Mason Circle, Artist Live Work/Self Storage, submitted by Beacon Lofts Member, LLC.
2. Continue review of applications of Site Plan Approval and Special Use Permit, 1064 Wolcott Avenue, hotel and restaurant, submitted by JMARKMNG, LLC.
3. Continue review of applications for Subdivision Approval and Site Plan Approval, 193-195 Main Street, Residential, 6-unit multi-family dwelling, submitted by Kosova Lane Properties, LLC.
4. Continue review of application for Amended Site Plan Approval, 3 Beekman Street, Commercial, submitted by Dia Center for the Arts, Inc.
5. Continue review of application for Site Plan Approval, 1154 North Avenue, Commercial, submitted by Hudson Vox LLC.
6. Continue review of Amended Concept Plan approval 248 Tioronda Avenue, Residential, submitted by Beacon 248 Holdings LLC.
7. 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.

Miscellaneous Business

1. Consider request for one (1) year extension of Amended Special Permit, Site Plan and Certificate of Appropriateness Approvals, hotel and restaurant, 1113 Wolcott Avenue, submitted by Prophecy Theater LLC.

Architectural Review

1. Certificate of Appropriateness: 48 Beacon Street - Facade
2. Certificate of Appropriateness: 9 Alice Street - New Single-Family House
3. Certificate of Appropriateness: 142-146 Main Street - Facade

4. Certificate of Appropriateness: 178 Main Street - Sign
5. Certificate of Appropriateness: 5 Larch Street - Facade