



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

**May 13, 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 April 8, 2025, minutes

Regular Meeting

1. 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. Public hearing for Subdivision Approval and continue public hearing for SEQRA and Site Plan Approval, and continue review of applications for Site Plan and Subdivision 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. Public hearing and continue review of application for Site Plan Approval, accessory apartment, 10 Ackerman Street, submitted by Rachel Hutami.
4. Continue review of applications for for Amended Special Use Permit and Amended Site Plan, hotel and restaurant, 1113 Wolcott Avenue, submitted by Prophecy Theater, LLC.
5. Continue review of application for Subdivision Approval, Residential, 74 Anderson Street, submitted by Sadhna Gupta.
6. Continue review of application for Site Plan Approval, 14 N Cedar Street, 4-unit multi-family dwelling, submitted by Cervone-Perrucci Realty.
7. Review of application for Site Plan Approval, Mixed-Use Commercial and Residential, 300 Main Street, submitted by 300 Main LLC.
8. Review of applications for Subdivision and Site Plan Approval, 5-unit multi-family dwelling, 193-195 Main Street, submitted by Kosova Lane Properties, LLC.

Architectural Review

1. Certificate of Appropriateness - 6 Prospect Street; New Single-Family House

2. Certificate of Appropriateness - 516 Main Street; Facade

Miscellaneous Business

1. Consider request for one (1) 90-day extension of Site Plan and Subdivision Approval, 37 units, "Beacon Views Townhouses" at Conklin Street, submitted by Beacon Views LLC.
2. Continue discussion of City Council request to review proposed Local Law to amend Chapter 223 concerning accessory apartment requirements.
3. City Council request to review proposed Local Law concerning use regulations for self-storage facilities.