



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

March 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 February 10, 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. Continue 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. Public hearing and continue review of application for Amended Site Plan Approval, Commercial, 3 Beekman Street, submitted by Dia Center for the Arts, Inc.
4. Continue review of application for Site Plan Approval, Mixed-Use Commercial and Residential, 291 Main Street, submitted by Telephone Building Beacon, LLC.
5. Review of application for Subdivision Approval, 30-90 Mason Circle, Artist Live Work/Self Storage, submitted by Beacon Lofts Member, LLC.
6. Review of applications for Subdivision Approval and Site Plan Approval, Mixed-Use Commercial and Residential, 321 Main Street, submitted by Arpa Gavigan Developments LLC.
7. Review of applications for Site Plan Approval, Commercial, 1154 North Avenue, submitted by Hudson Vox LLC.

Miscellaneous Business

1. Consider request for two (2) 90-day extensions of 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.
2. Consider request for two (2) 90-day extensions of Subdivision and Site Plan Approval, 2 ½ story mixed-use building, 152-158 Fishkill Avenue, submitted by 152-158 Fishkill LLC.

3. Continued discussion of the City Council's request to review an amended Concept Plan Approval application for 248 Tioronda Avenue.

Architectural Review

1. Certificate of Appropriateness: 65 Monell Place, New Single-Family House
2. Certificate of Appropriateness: 48 Beacon Street, Facade
3. Certificate of Appropriateness: Monell Place (Tax Grid 5955-04-583125), New Single-Family House
4. Certificate of Appropriateness: 28 W Church Street, New Single-Family House
5. Certificate of Appropriateness: 36 Slocum Road, Facade