



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

August 11, 2026
7:00 PM
Planning Board Agenda

The Planning Board will meet on Tuesday, August 11, 2026, at 7:00 PM., in the Municipal Center Courtroom. A work session will take place at 7:00 PM, 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 not later than 7:30 PM.

Approval of July 14, 2026, minutes

Regular Meeting

1. Continue review of application for Site Plan Approval, 1154 North Avenue, Commercial, submitted by Hudson Vox LLC.
2. ***ADJOURNED AT THE REQUEST OF THE APPLICANT*** Continue Public Hearing and continue 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.
3. Continue public hearing and continue review of application for Subdivision Approval, 84 Anderson Street, Residential, submitted by Sadhna Gupta.
4. Continue public hearing and continue review of application for Subdivision Approval, 108 Liberty Street, Residential, submitted by Stephen Spaccarelli and Claire Tipley.
5. Public hearing and continue review of application for Amended Site Plan Approval, Edgewater Place, Residential, submitted by Scenic Beacon Developments, LLC.
6. Public hearing and continue review application for Amended Site Plan Approval, 248 Tioronda Avenue, Residential, submitted by Beacon 248 Holdings, LLC.
7. Review of application for Amended Site Plan Approval, 53 Eliza Street, Residential, submitted by Eliza Street, LLC.
8. Continue review of application for Amended Site Plan Approval, 364 Main Street, Mixed-Use Commercial and Residential, submitted by 364 Main BCN LLC.

Miscellaneous Business

1. Consider request for a one (1) year extension of Site Plan Approval, 300 Main Street, Mixed-Use Commercial and Residential, submitted by Anthony Hardisty (300 Main St LLC).

2. City Council request to review proposed Local Law concerning an amendment to the City zoning code regarding regulations governing hotels and the Fishkill Creek Development (FCD) District.

Architectural Review

1. Certificate of Appropriateness: 425 Main Street - Facade
2. New Single-Family House: Rombout Avenue (Tax Grid #5954-36-949764)