



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

**November 12, 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 November 12, 2025, minutes

Regular Meeting

1. Public hearing and continue review of application for Subdivision Approval, Residential, 17 Church Street, submitted by Scott Lerman.
2. Continue review of application for Subdivision Approval, Residential and Commercial, 105-107 Catherine Street, submitted by Catherine Street Properties, LLC.
3. Continue review of request for Amended Site Plan Approval, Mixed-Use Commercial and Residential, 416-420 Main Street, submitted by 416 Main Street Beacon, LLC.
4. Continue review of application for Site Plan Approval, Mixed-Use Commercial and Residential, 291 Main Street, submitted by Telephone Building Beacon, LLC.
5. Continue review of applications of Site Plan Approval and Special Use Permit, hotel and restaurant, 1064 Wolcott Avenue, submitted by JMARKMNG, LLC.
6. Review of application for Site Plan Approval, restaurant addition, 305 Main Street, submitted by Masa Mezcal y Cafe LLC.

Miscellaneous Business

1. Consider request for two (2) 90-day extensions of Site Plan and Subdivision Approval, 37 units, Beacon Views Townhouses at Conklin Street, submitted by Beacon Views LLC.
2. City Council request to review proposed Local Law concerning the Train Station Zoning District.

Architectural Review

1. Certificate of Appropriateness: 288 Main Street - Sign

2. Certificate of Appropriateness: 52 Leonard Street - Facade