



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

**April 8, 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 March 11, 2025, minutes

Regular Meeting

1. 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.
2. 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.
3. Public hearing and continue review of applications for Amended Special Use Permit and Amended Site Plan, hotel and restaurant, 1113 Wolcott Avenue, submitted by Prophecy Theater, LLC.
4. Public hearing and continue review of application for Subdivision Approval, Residential, 74 Anderson Street, submitted by Sadhna Gupta.
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, accessory apartment, 10 Ackerman Street, submitted by Rachel Hutami.

Architectural Review

1. Certificate of Appropriateness - 181-183 Main Street; Facade
2. Certificate of Appropriateness - 232 Main Street; Facade
3. Certificate of Appropriateness - 139 Main Street; Sign
4. Certificate of Appropriateness - 432 Main Street; Facade

5. Certificate of Appropriateness - 288 Main Street; Facade

Miscellaneous Business

1. Consider request for two (2) 90-day extensions of Subdivision and Site Plan Approval, 2 1/2 story mixed-use building, 152-158 Fishkill Avenue, submitted by 152-158 Fishkill LLC.
2. City Council request to review proposed Local Law to amend Chapter 223 concerning accessory apartment requirements.