



COURTROOM  
1 MUNICIPAL PLAZA  
BEACON, NY 12508

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

**July 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 the June 10, 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. Continue public hearing for Subdivision Approval and Site Plan Approval and continue review of applications for Subdivision Approval and Site Plan 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, Mixed-Use Commercial and Residential, 300 Main Street, submitted by 300 Main St LLC.
4. Public hearing and continue review of application for Site Plan Approval, Residential, accessory dwelling unit, 21 High Street, submitted by Henry Zook.
5. Continue review of applications for Subdivision Approval and Site Plan Approval, Residential, 5-unit multi-family dwelling, 193-195 Main Street, submitted by Kosova Lane Properties, LLC.
6. Continue review of application for Site Plan Approval, Residential, 4-unit multi-family dwelling, 14 N Cedar Street, submitted by Cervone-Perrucci Realty.
7. Review of application for Site Plan Approval, Residential, convert existing single-family residence to a two-family residence, 6 Cliff Street, submitted by Fadil and Lendita Mavraj.

**Miscellaneous Business**

**Architectural Review**

1. Certificate of Appropriateness - 39 Townsend Street; New Single-Family House
2. Certificate of Appropriateness - Talbot Avenue (Tax Grid 5955-75-799137) - New Single-

## Family House

3. Certificate of Appropriateness - 39 Mountain Lane; New Single-Family House