



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

**December 9, 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 applications of Site Plan Approval and Special Use Permit, hotel and restaurant, 1064 Wolcott Avenue, submitted by JMARKMNG, LLC.
2. Continue review of application for Site Plan Approval, Mixed-Use Commercial and Residential, 291 Main Street, submitted by Telephone Building Beacon, LLC.
3. 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.
4. Continue review of application for Subdivision Approval, Residential, 17 Church Street, submitted by Scott Lerman.
5. Review of application for Special Use Permit Approval, Residential, 829 Wolcott Avenue, submitted by Lauren Walling.
6. Review of application for Site Plan Approval, Commercial, 425 Main Street, submitted by Stanza Books.
7. Review of application for Amended Site Plan Approval, Mixed-Use Commercial and Residential, 172 Main Street, submitted by Hudson Todd, LLC.

Miscellaneous Business

1. Consider request for one (1) 90-day extension of Subdivision Approval, Residential, 74 Anderson Street, submitted by Sadhna Gupta.

Architectural Review

1. Certificate of Appropriateness: 157 Main Street; Sign

2. Certificate of Appropriateness: 18 North Street - Facade