



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

**September 9, 2026
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 July 14, 2026, minutes with amendments

Approval of August 11, 2026, minutes

Regular Meeting

1. Continue Public Hearing and continue review of application for Amended Site Plan Approval, 393 Fishkill Avenue, 397 Fishkill Avenue, and 7 Conklin Street, Mix-Use Commercial and Residential, submitted by 397 Fishkill Avenue, LLC and 393 Fishkill Avenue, LLC.
2. Continue public hearing and continue review of application for Amended Site Plan Approval, Edgewater Place, Residential, submitted by Scenic Beacon Developments, LLC.
3. Continue public hearing and continue review application for Amended Site Plan Approval, 248 Tioronda Avenue, Residential, submitted by Beacon 248 Holdings, LLC.
4. Public hearing and continue review of application for Amended Site Plan Approval, 364 Main Street, Mixed-Use Commercial and Residential, submitted by 364 Main BCN LLC.
5. Continue review of application for Subdivision Approval, 108 Liberty Street, Residential, submitted by Stephen Spaccarelli and Claire Tipley.
6. Review of application for Amended Site Plan Approval, 172 Main Street, Mixed-Use Commercial and Residential, submitted by Hudson Todd, LLC.
7. Review of application for Site Plan Approval, 8 N Cedar Street, Residential, submitted by Anthony Hardisty (8 N Cedar LLC).

Miscellaneous Business

1. Consider request for two (2) 90-day extensions of Subdivision and Site Plan Approval, 152-158 Fishkill Avenue, Mixed-Use Commercial and Residential, submitted by 152-158 Fishkill LLC.

2. Consider request for one (1) year extension of Site Plan Approval, 14 N Cedar Street, Residential, submitted by Cervone-Perrucci Realty LLC.
3. Consider request for one (1) year extension of Site Plan and Subdivision Approval, 45 Beekman Street, High Street, and High Street, submitted by Beekman Arts Center LLC and Bay Ridge Studios LLC.
4. City Council request to review proposed Local Law considering an amendment to the City's code concerning penalties for violations of the City's zoning, fire prevention, and building codes.

Architectural Review

1. New Single-Family House: Rombout Avenue (Tax Grid #5954-35-854793)
2. Certificate of Appropriateness: 36 Slocum Road, Facade
3. Certificate of Appropriateness: 57 E Main Street, Facade
4. Certificate of Appropriateness: 142 Main Street, Sign