



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

**May 12, 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 April 14, 2026, minutes

Regular Meeting

1. Public hearing and continue review of application for Site Plan Approval, 1154 North Avenue, Commercial, submitted by Hudson Vox LLC.
2. Public Hearing and continue review of application for Amended Site Plan Approval, 393 Fishkill Avenue, 397 Fishkill Avenue, and 7 Conklin Street, Commercial Mix-Use, submitted by 397 Fishkill Avenue, LLC and 393 Fishkill Avenue, LLC.
3. Continue review of applications of Site Plan Approval and Special Use Permit, 1064 Wolcott Avenue, hotel and restaurant, submitted by JMARKMNG, LLC.
4. Continue review of applications for Subdivision Approval and Site Plan Approval, 193-195 Main Street, Residential, 6-unit multi-family dwelling, submitted by Kosova Lane Properties, LLC.
5. Continue review of Amended Concept Plan approval 248 Tioronda Avenue, Residential, submitted by Beacon 248 Holdings LLC.
6. Review of application for Subdivision Approval, 84 Anderson Avenue, Residential, submitted by Sadhna Gupta.
7. Review of application for Amended Site Plan Approval, 364 Main Street, Mixed-Use Commercial and Residential, submitted by 364 Main BCN 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.

Architectural Review

1. Certificate of Appropriateness: Monell Place (Tax Grid #5955-04-583125), New Single-Family House
2. Certificate of Appropriateness: 5 Larch Street, Facade
3. Certificate of Appropriateness: 75 Oak Street, New Single-Family House
4. Certificate of Appropriateness: 74 Anderson Street; New Single-Family House