



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

**July 14, 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 June 9, 2026, minutes

Regular Meeting

1. Continue public hearing and continue review of application for Site Plan Approval, 1154 North Avenue, Commercial, submitted by Hudson Vox LLC.
2. Continue 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. ***ADJOURNED AT THE REQUEST OF THE APPLICANT***
3. Public hearing and continue review of application for Subdivision Approval, 84 Anderson Street, Residential, submitted by Sadhna Gupta.
4. Public hearing and continue review of application for Subdivision Approval, 108 Liberty Street, Residential, submitted by Stephen Spaccarelli and Claire Tipley.
5. Continue review of applications for Subdivision Approval and Site Plan Approval, Mixed-Use Commercial and Residential, 321 Main Street, submitted by Arpa Gavigan Developments LLC.
6. Review of application for Amended Site Plan Approval, Edgewater Place, Residential, submitted by Scenic Beacon Developments, LLC.
7. Review application for Amended Site Plan Approval, 248 Tioronda Avenue, Residential, submitted by Beacon 248 Holdings, LLC.
8. Continue 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. Mirbeau of Beacon, LLC request to discuss the lighting design along Mirbeau Lane, from Grandview to the cottage locations.

Architectural Review

1. [Certificate of Appropriateness: 213 Main Street, Sign](#)
2. [New Single-Family House: Rombout Avenue \(Tax Grid #5954-35-854793\)](#)
3. [Certificate of Appropriateness: 53 Russell Avenue, Facade](#)
4. [Certificate of Appropriateness: 425 Main Street, Facade](#)