



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, 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 August 12, 2025, minutes

Regular Meeting

1. Public hearing and continue review of application for Subdivision Approval, Residential and Commercial, 105-107 Catherine Street, submitted by Catherine Street Properties, 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 application for Site Plan Approval, Mixed-Use Commercial and Residential, 300 Main Street, submitted by 300 Main St LLC.
4. Continue review of application for Site Plan Approval, Residential, 4-unit multi-family dwelling, 14 N Cedar Street, submitted by Cervone-Perrucci Realty.
5. Continue 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.
6. 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.
7. Continue review of applications of Site Plan Approval and Special Use Permit, hotel and restaurant, 1064 Wolcott Avenue, submitted by JMARKMNG, LLC.
8. 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.
9. Review of request for Amended Site Plan Approval, Mixed-Use Commercial and Residential, 416-420 Main Street, submitted by 416 Main Street Beacon, LLC.

Miscellaneous Business

1. Consider request for two (2) 90-day extensions of Subdivision and Site Plan Approval, 2 ½ story mixed-use building, 152-158 Fishkill Avenue, submitted by 152-158 Fishkill LLC.

Architectural Review

1. *** APPLICANT UNABLE TO ATTEND THE MEETING AND REQUESTED THEIR APPLICATION BE MOVED TO THE OCTOBER 15th AGENDA*** Certificate of Appropriateness: 139 Main Street Sign
2. Certificate of Appropriateness: 426 Main Street Sign