



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

October 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 July 14, 2026, minutes with amendments

Approval of September 9, 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, 364 Main Street, Mixed-Use Commercial and Residential, submitted by 364 Main BCN LLC.
ADJOURNED AT THE REQUEST OF THE APPLICANT
3. Public hearing and continue review of application for Amended Site Plan Approval, 172 Main Street, Mixed-Use Commercial and Residential, submitted by Hudson Todd, LLC.
4. Continue review of application for Amended Site Plan Approval, 248 Tioronda Avenue, Residential, submitted by Beacon 248 Holdings, LLC.

Miscellaneous Business

1. Consider request for one (1) 90-day extension of Subdivision Approval, 30-90 Mason Circle, Mixed-Use Commercial and Residential, submitted by Beacon Lofts Member, LLC.

Architectural Review

1. Certificate of Appropriateness - 203 Main Street, Sign
2. Accessory Dwelling Unit - 7 N Walnut Street