

Village of Goshen  
Planning Board Meeting  
November 19, 2024

Members present: Chairperson Elaine McClung  
Adam Boese  
Sal LaBruna  
Emi Siljkovic  
Seamus Weir

Also present: Dave Donovan, Esq., PB Attorney  
Kristen O'Donnell, Village Planner, Lanc and Tully  
Trish Sherlock, Clerk  
Donna Tularam, Clerk

Chairperson McClung called the meeting to order at 7:30 pm

### **APPLICANTS BEFORE THE BOARD**

#### **11 Webster Ave, 108-7-7.1, mixed use buildings, CS, ADD, CPHO – revised plan**

Representing the Applicant: Steve Esposito  
Engineering and Surveying Properties PC

The applicant has revised the plans, and proposed demolition of only the rear portion of the existing wood-frame house. As discussed at the last meeting, the structure was built circa 1835, previously home of General George D. Wickham and currently used as a mixed-use building. The current proposal would preserve the front, original portion of the structure and construct a 4-story mixed-use building with commercial units on the ground floor and 33, one and two-bedroom residential apartments (increased from 17 on the previous plan) on upper floors.

The lot consists of 22,367 square feet in the CS Zone, the Village's Architectural Design District with the National Church Park Historic District and individually listed on the National Register of Historic Places.

The application will require a variance for building height, front yard, side yard, development coverage and parking.

Based on the proposed height of the building, the site must meet NYS Fire code aerial apparatus requirement. The plans propose to remove curbing, sidewalk, and a portion of the pavers in Village-owned Webster Park to allow for wider vehicular access to the site. Applicant will require approval from the Village Board for modifications to the park.

This project is also located in the Floodplain and will need to comply with the Village Code and relevant sections of the NYS Building Code and obtain a floodplain development permit from the Building Inspector.

Based on Section 15.2 of the Village Zoning Code, applications for demolition within the ADD or any historic district within the village shall be considered Type 1 Actions under SEQR. A full EAF is required to be submitted. Once this form is submitted, SEQR will need to be coordinated amongst permitting agencies.

Applicant must address several fundamental issues before any decisions regarding demolition will be answered. The board will also rely on the advice of SHPO and the village architect before making any decisions on this project.

#### **Fiddlers Green at Good Time Park – 115-1-5, R-3 – extension request.**

Representing the Applicant: Steve Esposito  
Engineering and Surveying Properties PC

Applicant is proposing the development of 178, one-bedroom apartments in 6 buildings (30 units per building except for Buildings 2 and 5 which are to contain 29 units and a community room or gym) with associated parking, recreation, landscaping, lighting, and

drainage facilities. Each building is proposed to be three and a half stories. Buildings 1, 2, 3 and 4 will have three stories of residential over subsurface garage parking while buildings 5 and 6 will have three stories of residential units and will provide surface parking. The project proposes two access points at Route 17M Connector Road and Green Street. Onsite recreation will include a playground, gazebo, walking paths and boardwalk which provides access to Finan's Pond.

Applicant is requesting an extension of one (1) year on the previously approved Site Plan, Conditional Use Permit, and Flood Plain Development Permit, which were granted on June 9, 2020.

Applicant provided a completed Developers Agreement, as well as a checklist of current progress on the project which was conditional for an extension review.

On a motion by Mr. LaBruna, and seconded by Ms. Siljkovic, the board voted to extend approval to August 1, 2025, with an anticipated completion date of October 15, 2028.

**Motion carried 5-0**

## **DISCUSSION**

### **Architectural Design District (ADD)**

Discussion covered topics of current ADD zoning and code procedures, as well as the Planning Board's duties and responsibilities related to permits and work being approved in the ADD. Board Member Boese pointed out items in the Village Code regarding requirements for the permitting process that are unclear; he added he will do more research and return to the board with additional suggestions for clarification. Board members also agreed to review the ADD portion of the Code as it relates to Planning Board responsibilities.

Mayor O'Donnell, who was present at the meeting, encouraged Planning Board members to submit in writing, any suggestions, concerns, and/or comments, which will be reviewed by the Village Board.

## **APPROVAL OF MINUTES**

The minutes for October 22, 2024 Planning Board Meeting were approved and accepted as presented.

## **MEETING ADJOURNMENT**

Chairperson McClung adjourned the meeting at 9pm.

Elaine McClung, Chairperson

Notes prepared by Donna Tularam