

Village of Goshen  
Planning Board Meeting  
May 27, 2025

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

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

**APPLICANTS BEFORE THE BOARD**

**Luke’s Other Friends Daycare, 108-6-32, OB, addition**

Representing the Applicant: John Nosek  
Nosek Engineering

Also present: Jennifer and Roy Greif  
Property owners.

Applicant is requesting an expansion of the existing childcare facility to include two building expansions totaling 1,965 square feet and additional parking, located on a 33, 481 square foot property in the Village’s Office Building (OB) Zone. A 1,600 square foot expansion of the existing building was approved by this board in 2023 which has since lapsed. The expansion is a 30ft by 50 ft addition to the right side of the building, and a 450 sq ft kitchen on the left. The kitchen addition appears to cross over water and gas lines. Applicant will need to amend the plans to show the relocation of these lines. Project will require a floodplain development permit from the Building Department. Applicant will amend the site plans to try and reduce their lot development coverage, eliminating the requirement for a variance from the ZBA. Applicant will return to the Planning Board with updated plans.

**Fiddler’s Green at Good Time Park, 115-1-5, R-3 – Subdivision Plan**

Representing the Applicant: Vince Pietrzak  
Pietrzak & Pfau, PLLC

Applicant is proposing a three-lot subdivision of a 96.8-acre property, spanning both sides of NYS 17M Connector Road and additional frontage of Green Street and Greenwich Ave in the Village’s Design Shopping (DS) Zone and R-3 Zone. This Site was granted Site Plan and Conditional Use Permit Approval in May of 2020 for 178 one-bedroom apartments in six buildings. Applicant’s proposal is for a 3-lot subdivision to separate off the residential from the commercial pieces. The residential piece is on approximately 72 acres, while the two commercial strips will be 1.2 acres and 23.1 acres respectively. Applicant’s changes to existing approved plans are based on the site being up for sale, and to maintain the commercial pieces for future development. The applicant will need provide a narrative which references the purpose of the plan and how it relates to the approved project of the property. This plan will require the applicant to either amend or abandon their existing approvals of this site and return to the Planning Board review of any development on any new lots.

## **DISCUSSION**

**1.TAC Meeting** – March Meeting regarding the mini mart approved at 1 Railroad Ave. Also, discussion for 25 Green Street, for the approval of a hair salon. No changes to the building.

**2. Planning Board Work Session** – Discussion regarding putting on the agenda a meeting classified as a work session, in which the applicant would present plans or ideas. These plans will not be reviewed or approved by the board. Work Session items have been considered in the past, and the Village has established a fee per submission.

### **3. Approval of Minutes**

The minutes for March 25, 2025 Planning Board Meeting were approved and accepted as presented.

## **MEETING ADJOURNMENT**

On a Motion by Mr. LaBruna, and seconded by Ms.Siljkovic, Chairperson McClung adjourned the meeting at 8:15 pm

Elaine McClung, Chairperson



Notes prepared by Donna Tularam