

Village of Goshen  
Planning Board Meeting  
June 24, 2025

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

Absent: Adam Boese

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

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.  
Applicant has returned with amended site plans, to include moving the expansion out of the sewer easement area, which was a major concern previously.  
The plan provided still shows a maximum development coverage of 55%, where 50% is the maximum allowed, and 53% existing. Applicant will require a variance for the additional 3%, which will require a referral to the ZBA (Zoning Board of Appeals).  
On a motion by Mr. Weir and seconded by Mr. LaBruna, the board voted to refer the applicant to the ZBA.  
**Motion carried 4-0**  
On a motion by Mr. LaBruna, and seconded by Mr. Weir, the board voted to adopt a negative declaration.  
**Motion carried 4-0**

**DISCUSSION**

- 1. Architectural Design District**  
Discussion regarding the wording in the Village Code pertaining to residential and non-residential properties inside the ADD (Architectural Design District). Any modifications of the Village code require a local law from the Village Board. The Planning Board can propose to the Village Board it’s suggestions for regulations that allow some flexibility in decisions regarding the improvements within the ADD.  
The PB should submit its proposal and recommendations in writing to the Village Board, on the changes and rewording of the ADD code.  
Discussion to separate the application for a Building Permit and ADD permit, and coming up with a procedure for an application to make changes within the ADD.
- 2. Approval Of Minutes**

The Minutes for the May 27 Planning Board Meeting were approved and accepted as presented.

**MEETING ADJOURNMENT**

On a motion by Ms. Siljkovic and seconded by Mr. LaBruna, Chairperson McClung adjourned the meeting at 8:10 pm

Elaine McClung, Chairperson

A handwritten signature in cursive script that reads "Elaine McClung".

Notes prepared by Donna Tularam