

Village of Goshen  
Planning Board Meeting  
July 22, 2025

Members present: Chairperson Elaine McClung  
Adam Boese  
Emi Siljkovic

Absent: Sal LaBruna  
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**

**Luke's Other Friends, Inc, 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).

Applicant was granted the variance from the ZBA, and is seeking conditional site plan approval from the Planning Board with revised plans.

On a motion by Mr. Boese, and seconded by Ms. Siljkovic, conditional final site plan approval was granted.

**Motion Carried 3-0**

**23 Orange Avenue, 107-2-34, R-2 – two family conversion**

Representing the Applicant: Steven Green on behalf of  
Arden Consulting Engineers

Applicant is proposing the conversion of a single-family dwelling to a two-family dwelling with no proposed expansion of the building footprint. The Project Site consists of 15,000 square feet located on Orange Avenue in the R-2 Zone. This site is not located in the ADD.

Conversion of a dwelling to a two-family is permitted as a conditional use, which is why the applicant is before the Planning Board.

There are no changes to the footprint of the building, but the change of use for any building where the new use is more intense will require a meeting with the ZBA.

This project will require a public hearing since Conditional use permits require one.

On a motion by Ms. Siljkovic, and seconded by Mr. Boese, the board voted to refer the applicant to the ZBA.

**Motion Carried 3-0**

## **Wood Subdivision, 11 & 13 Victoria Terrace, R-1 – Subdivision**

Representing the Applicant:

Brad Cleverly  
MJS Engineering & Land Surveying

This application is for approval of a private road which currently runs from Victoria Terrace, on an individual tax lot, providing access to 11 and 13 Victoria Terrace. The approval would allow for this road to be extended to provide access to two additional residential lots. These new lots are proposed to be subdivided from a parent parcel in the Town, outside of the Village. A portion of the road is located in the Village. The subdivision is currently under review by the Town of Goshen Planning Board. Both Village and private streets within the Village are required to include sidewalks, drainage, street trees and lighting unless waived by the Planning Board. The applicant will need to provide a letter requesting a waiver and justification. Village streets must have a width of 24ft, and the current road is only 15ft. Applicant will be returning to Town Planning Board for approval, since the Town of Goshen is the lead agency on this project. A public hearing will be held for both Town and Village residents.

## **Fiddler's Green at Good Time Park, 115-1-5, R-3 – approval extension**

Representing the Applicant:

Steve Esposito  
Engineering and Surveying Properties PC

This site was granted Site Plan and Conditional Use Permit Approval in May of 2020 for 178 one-bedroom apartments in six buildings.

Applicant is seeking an extension on the previously approved Site Plan Conditional Use and Floodplain development permit.

Original approval was granted in October of 2020 with a completion date of 2024, and an extension was given for another 4 years, with a completion date of 2028.

Per Village Code, no more than two extensions of 12 months each can be given under any circumstance. Applicant has reached their extension limit for completion date, but can be given approval for site plan and floodplain development extension.

On a motion by Mr. Boese and seconded by Ms. Siljkovic, approval was granted for Site Plan Conditional Use and Floodplain Development Permit extension to August of 2026 (12 months)

**Motion Carried 3-0**

## **DISCUSSION**

### **1. Approval Of Minutes**

The Minutes for the June 24 Planning Board Meeting were approved and accepted as presented.

## **MEETING ADJOURNMENT**

On a motion by Ms. Siljkovic and seconded by Mr. Boese, Chairperson McClung adjourned the meeting at 8:45 pm

Elaine McClung, Chairperson



Notes prepared by Donna Tularam