

Village of Goshen
Planning Board Meeting
September 16, 2025

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

Absent: Sal LaBruna

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

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

Representing the Applicant: Steven Green
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.

After a referral to the ZBA, applicant received approval for an area variance, which allows for a front yard setback of 10.6 feet, deviating from the standard 30-foot regulation.

On a motion by Mr. Boese and seconded by Mr. Weir the board voted to declare a Negative Declaration to complete SEQR.

Motion Carried 4-0

Since this a conditional use permit, applicant will require a public hearing. On a Motion by Mr. Weir and seconded by Ms. Siljkovic, the board voted to schedule a public hearing for October 28th PB meeting.

Motion Carried 4-0

DISCUSSION

1. ADD discussion

Discussion regarding whether residential units in the ADD should be subjected to the code.

One reason the code was implemented was to not force residential properties to the expenses of keeping buildings in the ADD up to code. PB members agreed that some oversight is necessary, and a procedure should be implemented to inform the Village of changes and improvements to the residential properties within the ADD.

By consensus, the Planning Board has agreed to Village Attorney Dave Donovan drafting a letter to the Village Board asking for modifications to the Village Code allowing residential buildings in the ADD. The letter will also include asking for revisions to section 15.5.6, which references the penalties for violations within the ADD.

2. Escrow procedures

Members discussed the procedural changes that will be helpful in the process of collecting escrow from applicants. Administrative changes will be implemented to the escrow amount and the deadline of submission for payments. These changes will allow for an easier method that will benefit both the Village as well as the applicants.

Discussion to also include a separate permit for submissions regarding buildings in the ADD. Currently there is only one building permit application used by the Building Department. Per Village Code, a separate permit for ADD applications is permitted

- 3.** The minutes for the July 22nd Planning Board Meeting were approved and accepted as presented.

MEETING ADJOURNMENT

On a motion by Mr. Weir and seconded by Ms. Siljkovic, Chairperson McClung adjourned the meeting at 8:19 pm

Elaine McClung, Chairperson

Notes prepared by Donna Tularam