

Village of Goshen
Planning Board Meeting
October 28, 2025

Members present: Chairperson Elaine McClung
Sal LaBruna
Adam Boese
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 Public Hearing to order at 7:30 pm

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

Representing the Applicant: Michael Morgante
Project Engineer

Mr. Edward Connor inquired about the square footage of each apartment, and any proposed landscaping between applicants' property and adjacent property. There is shrubbery proposed between the road and new parking spaces, but nothing proposed between properties. There are existing trees between properties that was preserved. Each apartment will be about 1000 sq ft. There are 2 apartments proposed.

On a motion by Mr. Weir, and seconded by Mr. LaBruna, the Planning Board closed the public hearing.

Motion granted 5-0

APPLICANTS BEFORE THE BOARD

Added to the agenda:

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

Representing the Applicant: Michael Morgante
Project Engineer

This application is for 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. We note the site is not located in the ADD.

On a motion by Mr. Boese, and seconded by Ms. Silikovic, the board voted on a resolution of conditional use approval pursuant to the plans submitted by the applicant and payment of all outstanding fees.

Motion Granted 5-0

190 Greenwich Avenue, 111-25-5, CS-1, ADD, proposed mixed use building

Representing the Applicant: Steve Esposito
Engineering & Surveying Properties PC

This application proposes a four-story, mixed-use building with approximately 2,100 square feet of commercial space on the ground floor and 9 one-bedroom residential apartments on upper floors. The lot consists of 16,434.7 square feet in the CS-1 Zone and the Village's Architectural Design District.

Based on plans provided, variances are required for exceeding maximum building height and providing less than the required amount of parking, and side yard area, where a retaining wall is currently.

The site borders the R-2 Zone in the rear, so a minimum 25-foot vegetative buffer between non-residential buildings and residential zones will be required.

Applicant will need to be referred to the ZBA for their variances, as project progresses.

Wood Subdivision, 3-1-39 & 102-1-10, 368 Sara Wells Trail, R-1 – Subdivision

Representing the Applicant:

Brad Cleverly
MJS Engineering

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 the Village. The subdivision is currently under review by the Town of Goshen Planning Board.

Several waivers were submitted to the board for the part of the project located in the Village.

Waiver to keep the proposed private street width to 18 feet, which will be consistent with the continuing road in the town, rather than the 24 ft required by the Village. Village Planner is waiting to receive a correspondence from the Fire Dept regarding this.

The waiver for the installation Street Lights, sidewalks, and curbing to was also submitted. Currently none of those are located on Victoria Terrace.

The Planning Board will consider these waivers, but cannot act until the Town of Goshen Planning Board, who is Lead Agency completes SEQR.

11 Webster Avenue, 108-7-7.1, mixed-use buildings, CS, ADD, CPHO – revised plans

Representing the Applicant:

Steve Esposito
Engineering & Surveying Properties PC

The application involves the removal of a portion of the existing mixed-use structure built circa 1835 previously home of General George D. Wickham, and the construction of a 3-story mixed-use building with commercial units on the ground floor and 12 one and two-bedroom residential apartments on upper floors.

The lot consists of 22, 367 square feet (0.513 +/- acres) in the CS Zone, the Village's Architectural Design District within the National Church Park Historic District and individually listed on the National Register of Historic Places.

Applicant was directed to apply to the Village Board to ascertain whether the Village would allow disturbance within Webster Park to widen the proposed site access. While the plan shows disturbance reduced to only grass and sidewalk area, this still requires approval from the Village as it is outside of the subject property.

Applicant has agreed to submit a request to appear before the Village Board.

The Demolition Plan should clearly specify which part of the building can be removed and whether the historic section (the front part of the building) will be able to withstand the demolition.

Board members requested a realistic rendering of the project, depicting the finished product within its current surroundings.

Based on the revised plan, variances will be required for side yard, rear yard, total side yard and parking.

DISCUSSION

Village Attorney David Donovan has submitted to the Village Board a letter on behalf of the Planning Board. The letter addresses the Planning Board's suggestion to subject residential buildings in the ADD to the Village Code.

APPROVAL OF MINUTES

The minutes for September 16, 2024 Planning Board Meeting were approved and accepted as presented.

MEETING ADJOURNMENT

Chairperson McClung adjourned the meeting at 8:49 pm

Elaine McClung, Chairperson

Notes prepared by Donna Tularam