

Village of Goshen
Planning Board Meeting
December 16, 2025

Members present: Chairperson Elaine McClung
Adam Boese
Emi Siljkovic
Sal LaBruna

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

WORK SESSION – JP Morgan Chase, N.A., 84-116 Clowes Avenue, 114-5-15, DS – site plan amendment

Representing the Applicant: Jennifer Porter
CSG Law
Jack Fallon
Stonefield Engineering & Design
John Fernandez
TPG Engineering

The Redevelopment of Goshen Shopping Plaza was approved by this board in March of 2019 and amended most recently in May of 2023 with amendments to Pad Sites 6 (Heritage Federal Credit Union). The application presented relates only to Pad 4 which was approved originally as a 6,900 square-foot retail building and is now proposed to be used as a 3,432 square-foot bank with a drive-thru. The overall project site is 13.7 acres in the DS Zone.

The applicant has reduced the size of the originally approved plan by fifty percent.

Signage for the site will need a referral to the ZBA for variances.

A traffic study should be submitted for the drive thru portion of the site. The original traffic study for this site should be taken into account. Existing and proposed water and sewer lines, in the immediate vicinity of the pad site, should be shown with connection locations and constructions details.

A short EAF should be submitted for the project, and once a formal application is submitted, the application will require a referral to the Orange County Planning Department.

APPLICANTS BEFORE THE BOARD

190 Greenwich Avenue, 111-21-5, CS-1/ADD – proposed mixed use building

Representing the Applicant: Keith Woodruff
Engineering and Surveying Properties

The application proposed 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 the upper floors. The lot consists of 16,434.7 square feet in the CS-1 Zone and the Village's Architectural Design District.

Applicant will need variances for building height and providing less than the required amount of parking spaces.

Per Village Code, the side yard area must be an "unoccupied ground area fully open to the sky", therefore the applicant's retaining wall (which is 10-16ft high) will also require a variance, as it is not allowed.

The applicant will also need a variance if a 25 ft vegetated buffer between non-residential and residential buildings and zones (this site borders the R-2 to the rear) cannot be achieved.

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

Motion Granted 4-0

DISCUSSION

1. The calendar for the 2026 Planning Board dates was accepted and approved as presented.

MEETING ADJOURNMENT

On a motion by Mr. Boese and seconded by Ms. Siljkovic, Chairperson McClung adjourned the meeting at 8:18 pm

Elaine McClung, Chairperson

Notes prepared by Donna Tularam