

Village of Goshen
Planning Board Meeting
February 24, 2026

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

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

105 Scotchtown Avenue – 124-2-3.2, R-1 – major subdivision to create 21 residential single-family lots

Representing the Applicant: Keith Woodruff
Engineering & Surveying Properties

The applicant proposes a 21-lot major, residential subdivision of a 16.8-acre vacant property with access to Scotchtown Avenue. A similar subdivision of this site was last reviewed by this board in 2023. As the plans are preliminary, our comments are based on the Sketch Plan requirements of the subdivision regulation only. Additional materials and plans will be required, once the Planning Board deems the sketch plan acceptable. Applicant is requesting two waivers by the Planning Board on the subdivision regulations. The first is the total length of dead-end roads (Village code permits only 400ft), where the applicant is at 1900ft. The second waiver is for an increase in lots. The Village code requires two means of access if there are more than 20 lots, and applicant is proposing 21 lots. Lot sizes do meet zoning requirements, however due to the wetlands, there are less buildable areas, which is why applicant is requesting waivers. Applicant will need to submit waivers in writing to the Planning Board in order for them to be considered.

Applicant also requires referral to the Orange County Planning Dept based on site's location on a County Road.

DISCUSSION

1. ADD architectural review referral form

Draft of form will be updated to reflect a checklist the Planning Board will use to keep track of applicants and their meetings with the Village Architect regarding the ADD. All reports will be issued to the Planning Board.

APPROVAL OF MINUTES

The minutes for December 16, 2025 Planning Board Meeting were approved and accepted as presented.

MEETING ADJOURNMENT

On a motion by Mr. Boese, and seconded by Ms. Siljkovic, Chairperson McClung adjourned the meeting at 8:16 pm



Elaine McClung, Chairperson
Notes prepared by Donna Tularam