

Village of Goshen  
Planning Board Meeting  
March 24, 2026

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

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 and introduced our newest Planning Board Member Mrs. Elizabeth Browne Homenick.

**APPLICANTS BEFORE THE BOARD**

**JP Morgan Chase, 84-116 Clowes Avenue – 114-5-15, DS – amended Site plan approval/conditional use approval**

Representing the Applicant Danielle Frederico  
CSG Law  
Also, Present Jack Fallon  
Stonefield Engineering & Design  
John Fernandes  
TPG Architecture

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 Site 6 (Heritage Federal Credit Union). The application before the Planning Board 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 3,242 square-foot bank with a drive-thru. The overall project site is 13.7 acres in the DS Zone, which permits banks with drive-thru facilities by conditional use permit of the Planning board.

Applicant will be seeking a variance for three signs (2 signs allowed), which they will apply for at a later time.

The lighting plan should be reviewed to generally reduce lighting “hot spots” including locations where lighting levels are over 10 foot-candles.

Applicant will need to address the proposed drive-thru operations of site, i.e. number of cars projected in drive-thru lane and its impact on pedestrian traffic. Crosswalk signage should also be provided to prevent cars in the ATM queue from blocking the crosswalk. Applicant should also be aware of the 6” water service line that already runs in the vicinity of the building and coordinate with their design engineer using this available data.

Applicant will review comments and return to the planning 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, 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 presented in writing a formal request for 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.

The Planning Board requires further detailed plans confirming the feasibility of the proposed project design before any waivers can be granted.

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**

Updated draft of the ADD architectural review form (checklist) presented to the Board. Procedure for the distribution and collection of form between the applicant, architect and the building department will be established to streamline the process.

## **APPROVAL OF MINUTES**

The minutes for February 24, 2026 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 8:18 pm



Elaine McClung, Chairperson  
Notes prepared by Donna Tularam