

Village of Goshen
Planning Board Meeting
April 28, 2026

Members present: Chairperson Elaine McClung
Sal LaBruna
Adam Boese
Elizabeth Homenick
Deborah Heppes

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. Deborah McBride Heppes.

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

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.

On a motion by Mr. Boese and seconded by Mr. LaBruna, the board voted for SEQR consistency, the waiving of a public hearing and no to the referral to the Orange County Department of Planning.

Motion Carried 5-0

After a discussion with the board, a conditional use permit will be considered on the following:

1. Confirmation from the Planning Board Engineer that the plans have been modified to the extent required, in accordance with their memo of April 2026
2. The applicant shall revise the plan to provide sidewalk on the parking lot island connecting the bank's two entrance points. The previously approved landscape plan will also be modified for the removal of trees to accommodate this sidewalk, upon approval of the owners of the property.

On a motion by Mr. La Brunna and seconded by Mr. Boese, a conditional use permit was granted.

Motion carried 5-0

190 and 182 Greenwich Avenue/ NYS Route 207 – 111-21-4 and 111-21-5 – Mixed Use Building

Representing the Applicant Keith Woodruff
Engineering & Surveying Properties

The application proposes a four-story, mixed-use building with approximately 6,560 square feet of commercial space on the ground floor and 18 one-bedroom residential apartments on the upper floors. The plan now includes two tax lots consisting of +/-

31,600 square feet in the CS-1 Zone and the Village's Architectural Design District.

These lots will be merged as part of the project.

Applicant previously received variances from the ZBA for building height, providing less than required parking spaces, a retaining wall and landscaping buffer between residential and non-residential building zones.

Applicant has contracted to purchase the neighboring property, and will have to change the previous site plan to combine both lots. The new plans should now include the removal of an existing building of mixed-use within the ADD, which will require Planning Board approval.

The Planning Board unanimously disagreed with the removal of the existing structure.

The applicant will need updated architectural plans which will be required for referral to the Village's architectural consultant.

New plans will also void all current variances from the ZBA.

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 19-lot major, residential subdivision, reduced from 21-lots, of a 16.8-acre vacant property with access to Scotchtown Avenue. The plans provided are preliminary, but the applicant has provided additional information as discussed at the last board meeting to assist the board in reviewing the sketch layout. 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 Planning Board is currently not inclined to grant this waiver.

The plans have been revised to show sidewalks, curbing and street trees to confirm the applicant will not need to seek these waivers.

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

CORRESPONDENCE

3/24/2026 – Correspondence from Mary Dermingy – applicants plan show Scotchtown Avenue as having more of a hard right turn, but it does not match the current roadway.

DISCUSSION

The TAC (Technical Assistance Committee) met with an applicant opening an artisanal snack shop at 134 W Main Street, which was approved.

APPROVAL OF MINUTES

The minutes for March 24, 2026 Planning Board Meeting were approved and accepted as presented.

MEETING ADJOURNMENT

On a motion by Ms. Homenick, and seconded by Ms. Heppes, Chairperson McClung adjourned the meeting at 9:00 pm

Elaine McClung, Chairperson
Notes prepared by Donna Tularam