

Village of Goshen
Planning Board Meeting
May 26, 2026

Members present: Sal LaBruna
Adam Boese
Elizabeth Homenick
Deborah Heppes

Absent: Chairperson Elaine McClung

Also present: Dave Donovan, Esq., PB Attorney
Kristen O'Donnell, Village Planner, Lanc and Tully
Trish Sherlock, Clerk
Donna Tularam, Clerk

Mr. LaBruna called the meeting to order at 7:30 pm

APPLICANTS BEFORE THE BOARD

Wood subdivision – 3-1-39 & 102-1-10, 368 Sara Well 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 of 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.

A 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. This waiver will be formally considered upon the project receiving conditional approval from the Town, and subsequent technical verification from the Village Engineer that the proposed size is physically feasible.

A waiver requesting the omission of streetlights, sidewalks, and curbing was submitted to the board. This matches the established neighborhood character, as none of these features currently exist on Victoria Terrace. This waiver has been officially granted by the Planning Board.

The Town of Goshen has issued a negative Declaration on this project, and a public hearing was held at Town Hall.

222 Greenwich Ave, 111-21-11, CS-1, ADD – Rooftop Solar

Representing the Applicant Cory Bryan
Empire Solar

This is an ADD application for the installation of solar panels on the existing mansard roof of a three-story residence built in approximately 1880. The lot consists of approximately 7,025 square feet in the CS-1 Zone and is within the Village's Architectural Design Overlay District. The house is not listed on the National Register of Historic Places.

There will be no changes to the character of the roof, and the panels will not be visible from the road, which will not cause any detriment to the surrounding ADD, therefore a referral to the Village Architect will not be necessary. An approval will be given upon compliance with the conditions set forth on the Lanc and Tully letter dated May 22, 2026.

On a motion by Mr. Boese, and seconded by Ms. Homenick, conditional approval was granted.

Motion Carried 4-0

Limoncello – 159 Main Street, 109-2-3 & 3.1, OB, ADD – Outdoor enclosure

Representing the Applicant: Joe Irace
Irace Architecture

This application is for a site plan amendment to construct a 686 square foot extension on the east side of the existing restaurant to cover an existing outdoor seating area. This site consists of approximately 0.4 acres in the OB Zone and is located in both the ADD and National Church Park Historic District. The original Orange Inn building was constructed in 1790 and most recently underwent renovation in 2020. As the building and uses at the site predate the Zoning, they are considered pre-existing non-confirming.

Applicant is proposing a permanent structure enclosing the current outdoor seating area.

The plan does not accurately reflect the existing conditions at the site. The plan shows sidewalk running adjacent to the existing pavers, where the existing conditions photo clearly shows this area is stones and landscaping. A survey showing clear property lines will be required to determine ownership. The plan should also demonstrate tables and chairs can be accommodated in the new space with sufficient space for people to maneuver around them without blocking either door or the building access.

Applicant will need to return to the Planning Board with new renderings and updated plans showing how the new addition will conform to the character of the existing building and the existing district.

Fiddlers Green at Good Time Park, 115-1-5, R-3 – Subdivision plan

Representing the Applicant: Steve Esposito
Engineering & Surveying Properties

This site was granted Site Plan and Conditional Use Permit approval in May of 2020 for 178 one-bedroom apartments in six buildings.

Original approval was granted in October of 2020 with a completion date of 2024, and an extension was given for another 4 years, with a completion of 2028.

Per Village Code, no more than two extensions of 12 months each can be given under any circumstance. Applicant has reached their extension limit for completion date, but can be given approval for site plan and floodplain development extension which was granted on July 22, 2025 to August of 2026.

Applicant appeared before the board seeking subdivision approval for a portion of the DS Zone, to create more acreage or lot coverage for development. Applicant will need to provide an amended site plan.

DISCUSSION

The Technical Assistant Committee (TAC) met with an applicant interested in opening a Thai restaurant at 151 Greenwich Ave.

APPROVAL OF MINUTES

With a minor modification, the minutes for April 28, 2026 Planning Board Meeting were approved and accepted as presented.

MEETING ADJOURNMENT

On a motion by Mr. Boese, and seconded by Ms. Homenick, Mr. LaBruna adjourned the meeting at 8:42 pm

Sal LaBruna
Notes prepared by Donna Tularam