

Village of Goshen
Planning Board Meeting
June 23, 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

WORK SESSION – Stagecoach Inn, 268 Main St – 107-2-39.2, R2, ADD, CPHOZD – Subdivision plan

Representing the Applicant: Ronald Boer
Also Present: Faith Ferguson

The applicant proposes a 4-lot subdivision for the construction of three dwelling units. The project Site is a 2.24-acre lot in the R-1 zone and within the Architectural Design District and Church Park National Historic District. No Changes were proposed to the existing Bed and Breakfast or its existing outdoor amenities. A subdivision application was granted conditional approval for this site in October of 2021, but the applicant never completed the conditions or filed for any extension and therefore the application has expired.

The applicant proposes repurposing the dwelling units as corporate event and retreat spaces. Because the bed-and-breakfast plans were already approved, these new expansions alter the layout and require a completely new plan submission. Furthermore, local law prohibits expansions on pre-existing, non-conforming uses, which is how Stagecoach is currently classified. To proceed, the applicant must obtain either a zone change or a use variance. Board advised applicants to consult with their legal counsel and engineering firm to prepare and present a formal proposal for these changes to the Village Board.

APPLICANTS BEFORE THE BOARD

15 Matthews Street, 119-1-3, DS – Conditional Use Permit

Representing the Applicant: Jay Deutchman
Behavioral Health Centers

The application proposes a change of use at an existing office building to a behavioral healthcare facility with impatient, overnight accommodations focusing on mental health care. This facility will be a for profit enterprise with about 80 beds for client's overnight stay.

The property consists of 2.4 acres in the DS Zone with access to Matthew Street. The DS Zone does not permit medical treatment facilities, so the applicant will need to seek a use variance from the ZBA or they can petition the Village Board for a zoning text amendment to permit such facilities.

The Board advised that formal site plans must be submitted for any official applications presented in the future. The applicant then proposed converting a motel property into a sober housing facility. The Board informed the applicant that this specific use is also not permitted under the current zoning regulations.

The applicant expressed disagreement with the Board's assessment, citing protections under the Americans with Disabilities Act (ADA) and the Fair Housing Act (FHA), and

stated his intention to retain legal representation for all future appearances before the Board.

190 and 182 Greenwich Avenue, 111-21-5 & 111-21-4, CS-1/ADD, proposed mixed use building

Representing the Applicant:

Keith Woodruff
Engineering & Surveying Properties

The application proposes a four-story, mixed-use building with approximately 6,171 square feet of commercial space on the ground floor and 17 one-bedroom residential apartments (reduced from 18) 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 is seeking a referral to the ZBA for variances regarding the height, parking and rear landscape buffer requirements.

The ZBA cannot make any determinations at this time. Because this project is classified as a Type I action within the ADD, the Planning Board must first conduct a coordinated environmental review, after it declares itself lead agency.

The Planning Board will defer the applicant's referral to the ZBA pending resolution of the proposed residential demolition on the additional tax lot. The Board formally opposes this demolition. Board members stated that they see no reason or need for demolition at this time; applicant will need to provide a more detailed rationale.

The Project will require site permits, and will also need to be submitted to SHPO for review. Updated architectural plans from different vantage points shall be required for referral to the Village's architectural consultant, and for the Planning Board's review.

On a motion by Mr. LaBruna, and seconded by Ms. Homenick, the board had declared it's intent to act as lead agency.

Motion Carried 5-0

39 Police Drive, 121-1-1.32 & 13-1-5.11, IP, amended site plans

Representing the Applicant

Connor McCormick
Colliers Engineering & Design

Also present:

Jack Abram
Landmark Commercial Solutions

A 112,500 square foot warehouse site received conditional approval from the Village Planning Board in August of 2020 and in 2023 an amended approval was granted to construct a water storage tank on the property. The building has since been constructed.

At this time, the applicant is applying for a plan amendment to allow a 45,000 square foot portion of the building to be used for manufacturing. The remaining portion will be used as originally approved for warehousing and accessory office.

The subject property is a 24.45-acre site in the Village's IP Zoning District. Access for this site is derived from Police Drive Crossing a small parcel in the Town of Goshen.

The prospective tenant is a wire and cable manufacturing company that will occupy 40% of the building. Their on-site operations will be limited to coating wires and cables rather than full product manufacturing. This occupancy requires no physical

modifications to the existing building layout or the original site plans. The applicant must update their plans to include detailed information regarding water usage, as well as traffic and employees originally projected for the warehouse. Applicant was also advised to confirm with the Town of Goshen Planning Board on the approval of this application.

On a motion by Mr. Boese, and seconded by Mr. LaBruna, the board voted to waive a public hearing.

Motion Carried 5-0

On a motion by Mr. Boese, seconded by Mr. LaBruna, the Board voted to grant conditional approval. This approval is subject to all items noted above and confirmation of the Board's initial SEQR determination.

Motion Carried 5-0

DISCUSSION

Mr. Chuck Gambuti of the Goshen Fire Department raised access concerns for 190 Greenwich Ave. His calculations show overhead wires will obstruct emergency services, and the building height will impede rear ladder deployment.

APPROVAL OF MINUTES

The minutes for May 26, 2026 Planning Board Meeting were approved and accepted as presented.

MEETING ADJOURNMENT

On a motion by Mr. LaBruna, and seconded by Mr. Boese, Chairperson McClung adjourned the meeting at 9:15 pm

A handwritten signature in cursive script, appearing to read "Elaine McClung".

Elaine McClung, Chairperson
Notes prepared by Donna Tularam