

Village of Goshen
Planning Board Meeting
August 25, 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

APPLICANTS BEFORE THE BOARD

Lot Line Change Sub-division of Property for Caceres, Dejene 111-21-20.2, CS, ADD and ZJSB LLC, 111-21-12, R2

Representing the Applicant: James Dillin
PLS

The application proposes transfer of a 7,533.5 square foot area of land from a lot fronting on Greenwich Ave to a lot located directly behind it, with frontage on Prospect Avenue. Both lots are developed with single family homes, and no additional development is proposed. No structures appear to be located in the area to be conveyed. The Prospect Avenue lot is Zoned R-2, while the lot on Greenwich is located in the CS-1 Zone and the Village's Architectural Design District. The steep topography of the Greenwich Avenue parcel renders its backyard unusable; therefore, the applicants propose a lot line adjustment to transfer this part of the land to the adjoining Prospect Avenue parcel, significantly increasing its usable area. On a motion by Mr. LaBruna, and seconded by Mr. Boese, the board voted to waive a public hearing

Motion Carried 5-0

On a motion by Mr. Boese, and seconded by Ms. Heppes, the board voted to issue conditional approval for this application.

Motion Carried 5-0

Matta Subdivision, 124-2-5, R1 – Revised 2 lot sub-division with public sewer and water

Representing the Applicant: James Dillin
PLS

Also Present: Joe Matta
Applicant.

The applicant proposes a two-lot subdivision of a 11.78+/- acre parcel with access from both Horseshoe Court and Scotchtown Avenue. This property was the subject of a lot line adjustment approved by this Board in August of 2025 which provided access to Scotchtown Avenue. The applicant has received the necessary variances, but the plans have not been revised to reflect previous comments.

Upon a condition from the Zoning Board of Appeals, the applicant was required to seek approval from Orange County DPW for the proposed driveway to Lot 1. Applicant provided their approval letter dated July 21, 2026.

The primary objective of this application is to separate the property, thereby establishing a different parcel that can be independently developed in the future without impacting or involving the existing primary residence.

While the applicant states no development is proposed at this time, in order for the Village to approve a building lot, the applicant must demonstrate the lot is viable for construction. The plan should show water and sewer connection locations to confirm feasibility and consistency with subdivision regulations (Village Code Section 46-31 (1) i), the siting and grading for a structure and associated access drive. These basic plan elements were similarly required by this board in 2018.

Additionally, the applicant must satisfy a standing Orange County Health Department requirement—stipulated in the original Horseshoe Court subdivision approval—which mandates agency review and explicit approval prior to any further subdivision of these lots.

A correspondence from Ms. Mary Dermigny who resides at 101 Scotchtown Ave was addressed to the board.

Ms. Dermigny requests that the Planning Board withhold final approval until it has addressed whether the frontage obtained through the 2024 lot line transfer may properly serve as the basis for New Lot 1 under Local Law No. 5, and until the applicant has demonstrated that New Lot 1 is viable for construction and can be safely accessed and developed without adversely affecting adjoining properties.

Village Attorney Donovan confirmed that all previous approvals for this property were implemented in compliance with the municipal code.

On a motion by Ms. Homenick and seconded by Ms. Heppes, the board voted to schedule a public hearing.

Motion Carried 5-0

DISCUSSION

TAC Meeting –

The project site, 148 West Main Street, 0.65-acre tax lot which is currently a vacant building previously used as a tavern (Maureen Mullany's) with residential above. The site is located in the CS Zone and is within the Village's ADD.

The applicants are requesting to convert the former tavern to retail or professional office space and to create two residential units, one each on the second and third floor

APPROVAL OF MINUTES

The minutes for June 23, 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 8:19 pm



Elaine McClung, Chairperson
Notes prepared by Donna Tularam