Village of Goshen
Planning Board Meeting
September 22, 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 Public Hearing to order at 7:30 pm

PUBLIC HEARING – Matta Subdivision, 125-2-5, R-1 – Revised 2 lot sub-division with public sewer and water

Representing the Applicant:	Jim Dillin PLS

Mr. Matta addressed the public, giving a detailed history of his time and contribution to the Village, as well as the history behind the purchase and building of this property.

Mary Dermigny, a resident of 101 Scotchtown Ave, expressed formal concerns regarding the proposed subdivision of Mr. Matta's property. She highlighted specific risks involving land grading and subsequent flooding impacts on neighboring downhill properties
On a motion by Mr. Boese, and seconded by Ms. Homenick, the Planning Board closed the public hearing.
Motion granted 5-0

APPLICANTS BEFORE THE BOARD

Matta Sub-division, 125-2-5, R-1 – Revised 2 lot sub-division with public sewer and water

Representing the Applicant:	Jim 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 Ave. 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 Utility plans must be updated to illustrate the full extent of the proposed water and sewer service lines, including their connection points to the mains in Scotchtown Ave. The plans must also identify the location, size, and pipe material of the existing water and sewer mains within Scotchtown Ave.
Per Village code, the proposed sewer service for this lot must connect directly to the sewer main. Because the previous Orange County Department of Public Works (OCDPW) approval was strictly limited to the driveway entrance, this connection will require an additional OCDPW permit.
The applicant must submit revised plans detailing water and sewer connections, the adjusted grading of the driveway and proposed dwelling before the subdivision map can be approved.

On a motion by Mr. LaBruna, and seconded by Ms. Heppes, the Board voted to declare a Negative Declaration on this project.
Motion Granted 5-0

51 Golden Hill Avenue, 111-2-18.1, R-1 – Conversion of single-family dwelling to two family using existing attached garage to second dwelling unit.

Representing the Applicant: Patrick Hutton
MJS Engineering

This applicant proposes to convert an existing single-family dwelling to a 2-family dwelling. The existing house is located in the R-2 Zone.
Conversion if an existing single-family dwelling to a 2-family dwelling is a Conditional use by the Planning Board subject to Use Group D.
Applicant's plan should show existing utilities to the site, including pipe size and material, and a Public Hearing will be required.
On a motion by Ms. Homenick, and seconded by Mr. LaBruna, a public hearing is scheduled for the next meeting.
Motion Granted 5-0

Fiddlers Green at Good Time Park. 115-1-5, R-3 – site plan approval extension

Representing the Applicant: Steve Esposito
Engineering & Surveying Properties

This application proposes a two-lot subdivision (reduced from 3) of a 96.8 acre property, spanning both sides of NYS 17M Connector Road and with additional frontage on Green Street and Greenwich Ave in the Village's Design Shopping (DS) Zone and R-3 Zone and a Site Plan amendment for Lot 1 which includes a residential development that was granted Site Plan and Conditional Use Permit Approval in May of 2020 for 178 one-bedroom apartments in six buildings. Besides the size of the lot, the residential development does not appear to be changing.
The applicant is requesting an extension of the original 2020 site plan approval while simultaneously addressing municipal review comments regarding their new active amended subdivision application.
On a motion by Mr. Boese, and seconded by Mr. LaBruna, the extension of the original site plan was approved until August 31, 2027
Motion Granted 5-0
The applicant proposes subdividing the parent parcel into a 23-acre lot for new commercial uses, leaving the remaining acreage for residential apartments. This subdivision aims to maximize the property's commercial market viability. Additionally, because the owners are currently securing project financing, they wish to exclude the residential portion from the loan application.
New sub-division site plans should conceptually show proposed water and sewer lines, as well as buildable areas for future development.
NYSDEC approval of the sewer system for this project has expired, and other approvals are set to expire in 2027. Any Site plan amendment should be conditioned upon having valid approvals for all items required by the original resolution of approval.
Project will require referral to the Orange County Planning Department and a public hearing.

APPROVAL OF MINUTES

The minutes for August 25th Planning Board Meeting were approved and accepted as presented.

MEETING ADJOURNMENT

On a motion by Mr. Boese, and seconded by Mr. LaBruna, Chairperson McClung adjourned the meeting at 9:04 pm

Elaine McClung, Chairperson

Notes prepared by Donna Tularam