

Village of Fleischmanns Planning Board
PO Box 339, 1017 Main St., Fleischmanns, NY 12430
November 4, 2019

The Village of Fleischmanns Planning Board will be holding a regular meeting on **Monday, November 4, 2019**, at **5:30 pm** at the Skene Memorial Library, 1017 Main Street, Fleischmanns.

AGENDA

1. Approve/amend minutes from the September 9, 2019 meeting.
2. Preliminary discussion on application VFSPR-12 Mark Birman would like to get approval for the operation of a hotel/restaurant/recreation space at 1625 Main Street in Fleischmanns. Tax map # 287.18-4-5.3. Review for completeness, schedule public hearing and refer to County Planning Board for 239 review.
3. Anything else to come before the meeting.

Village of Fleischmanns Planning Board
PO Box 339, 1017 Main St., Fleischmanns, NY 12430
November 4, 2019 Meeting Minutes

The Village of Fleischmanns Planning Board held their regular Planning Board meeting on Monday, November 4, 2019 at the Skene Memorial Library, 1017 Main Street, Fleischmanns, NY 12430 at 5:30 p.m.

Chairman Jason Wadler called the meeting to order at 5:40 pm. Present were: Chairman Jason Wadler, and members John Fronckowiak, Igor Gofman and Jennifer Walsh. Member Rob Allison was absent. Also present were Kent Manuel of the Delaware County Planning Dept., Hiram Davis of the Middletown Building and Zoning Dept., and project architect Ted Sheridan of Ryall Sheridan Architects of NYC and Arkville. The following were also in attendance: Maritza Birman, Linda Seaton, and Mark Birman via cell phone video application.

Minutes

Motion to approve September 9, 2019 Village Planning Board Meeting minutes, made by John Fronckowiak, seconded by Igor Gofman. All aye; motion carried.

Building Permits

For the Boards awareness, the list of Building Permits issued from July 9, 2019 through September 27, 2019 and the fees the Village of Fleischmanns received from the Town of Middletown presented by the Village Clerk for review.

VFSPR-12 "Emory Brook Hotel" 1625 Main St. Application

The Planning Board had one item on the agenda, a preliminary plan for application VFSPR-12 by owner, Mr. Mark Birman, who would like to obtain approval for the operation of a hotel/restaurant/recreation space at 1625 Main Street, Tax map # 287.18-4-5.3., to be known as the Emory Brook Hotel in Fleischmanns.

Architect Ted Sheridan presented the repackaged project documents to address questions raised at the September 9, 2019 Planning Board Meeting for formal submission of **VFSPR-12** at the November 4, 2019 meeting including 1. the EAS Short Form which he noted was not yet complete; 2. lighting and signage locations and dimensions according to village guidelines; 3. Completed survey of both lands and lot coverage of 29% - below the 30% max; and 4. worked with the Village's Waste Water Treatment Plan operator Cedarwood's Jim Buchan, who though on medical leave, was able to help identify the location and confirm existing sewer grease trap and 6" sewer line. Ted Sheridan confirmed the hotel will be on village sewer and water, and noted the Curling Pavilion alignment on the property was slightly adjusted to meet setbacks.

Parking:

Discussion then turned to the upper level and lower level parking areas of the municipal parking lot across from the Hotel which Ted Sheridan said the 40 parking spots are now numbered, will need some small grading to drain and remain permeable, and some minor but required clearing for lower level parking.

Lighting:

Ambient parking lighting provided by one street light and expected solar powered wayfinding lighting within the parking area. Chairman Wadler noted cut sheets will be required for the wayfinding lighting. Ted Sheridan provided a proposed motion sensor shielded solar downlight with dimming. He noted that if hit with a snow plow, they simply get placed back in but not opposed if the village would rather some other permanently installed lighting.

Trash enclosure:

Ted Sheridan noted the trash enclosure will be according to village design guidelines and provided a handout of the existing village zoning design. Chairman Jason Wadler noted "and bear proof". Ted agreed.

Signage:

Ted then discussed signage would be according to village zoning and hotel will need signs directing drivers into the parking area instead of guests attempting to park next to the hotel in the delivery and accessibility parking area.

Chairman Jason Wadler directed Ted Sheridan to obtain from the Village Board of Trustees a letter confirming an agreement between the easement holder Mark Birman and the Village Board of Trustees for the village owned municipal parking lot to include signage, lighting, improvements and access plan prior to the Public Hearing.

Public Hearing:

Motion made by John Fronckowiak; seconded by Igor Gofman to schedule a Public Hearing for **VFSPR-12** on the first Monday in December 2, 2019. All aye; motion carried.

County Planning Board for 239 review

Kent Manuel asked Ted Sheridan to speak to the minimal disturbance threshold. Had he had a discussion with DEP? Ted Sheridan responded that the project was under the 2 acres requirement according to two local engineers. Ted estimated regrading would have one dump truck of dirt/material that would be moved around within the area but with nothing taken into the area or moved out of it.

Chairman Jason Wadler said to Ted Sheridan, "Check with the city on permeable surface."

Motion made by John Fronckowiak; seconded by Igor Gofman to refer **VFSPR-12** to County Planning Board for 239 review. All aye; motion carried. Kent Manuel confirmed that it would be taken up at the next County Planning Board on Wednesday, November 6, 2019 at the Delaware County Cook Office Building, Delhi, NY at 7:00 pm.

Hiram Davis noted that the VFSPR-12 Plans are very thorough and a large set are available for review by the Planning Board members at the Town of Middletown Building Dept where he and Beth Bush were available to answer any questions. In addition, Chairman Jason Wadler requested Ted Sheridan to provide a complete PDF with all the latest information for Planning Board Members prior to the Public Hearing.

Added Agenda Items:

Chairman Jason Wadler then added two items to the agenda and asked Hiram Davis to address both at the Northland Resort on Lake Street – 1, Northland not using their parking lot "as per the stipulations of the site plan review"; and 2, Northland sewer filtering issues observed at the property. Hiram Davis responded that he was working with the Northland contractor but indicating the Middletown Building Depts lack of a copy of the final plan and therefore only allowed the contractor to pour the foundation but placed a stop work beyond that until final plan produced. Hiram Davis also indicated that the contractor planned to abandon the existing sewer under the building and divert to the larger existing 6" pipe running through the resort to the street main which is an issue for the village and it's Waste Water Treatment Plant but not code enforcement.

Adjourn

At 6:10 pm, there being no further business, John Fronckowiak moved to adjourn the meeting; seconded by Igor Gofman. All aye; motion carried.