

VILLAGE OF FLEISCHMANN'S
PLANNING BOARD
PO BOX 339
FLEISCHMANN'S, NY 12430

The Village of Fleischmann's Planning Board will be holding a regular meeting on Monday, March 1, 2021 at 5:30 pm via ZOOM.

AGENDA

1. Approve/amend minutes from the January meeting – See Note.
2. Preliminary discussion for application VFSP-11 Bryan Maley and Veronica Kram to operate a tourist home on 538 Wagner Avenue in Fleischmann's. Tax map # 287.17-4-10.
3. Anything else to come before the meeting.

Note: Agenda amended at the meeting to add approval of December 7, 2020 minutes

Fleischmann's Planning Board Meeting March 1, 2021 at 5:30 pm

<https://zoom.us/j/8452545514?pwd=YlJlUk0hH0FhQYjhXb1BJelpRMHNVZz09>

Meeting ID: 845 254 5514

Passcode: 12430

One tap mobile

+16465588656,,8452545514#,,,,*12430# US (New York)

Dial by your location

+1 646 558 8656 US (New York)

Village of Fleischmanns Planning Board

PO Box 339, 1017 Main St., Fleischmanns, NY 12430

March 1, 2021 Meeting Minutes

The Village of Fleischmanns Planning Board held a regularly scheduled meeting and public hearing on Monday, March 1, 2021 via Zoom at 5:30 p.m.

Chairman Jason Wadler called the monthly meeting to order at 5:35 pm. Present were: Chairman Jason Wadler, and members Rob Allison, Jennifer Walsh, and Igor Gofman. Member John Fronckowiak was absent. Hiram Davis Code Enforcement Officer (COE) for the Village of Fleischmanns and the Middletown Building and Zoning Dept was present. Also in attendance was Kent Manuel of the Delaware County Planning Dept. Members of the public in attendance: Anita Rubin, Winifred Zubin, Larry Reilly, Dan Halpren, and the applicants Bryan Maley and Veronica Kram.

Chairman Jason Wadler opened the Preliminary discussion of VFSP-11 application by owners Bryan Maley and Veronica Kram to operate a tourist home on 538 Wagner Avenue in Fleischmanns. Tax map # 287.17-4-10

Rob Allison began the discussion of the parking situation in snow conditions as he had visited the property where only two spaces seem to be available. Owner/Applicant Bryan Maley responded the garage could be used as a third space but some repair of the garage door would need to happen. Rob Allison noted there was no parking on the street and asked Hiram Davis to address the issue. Hiram Davis noted that the garage is included in the plan and the driveway had the 9 x 18 per space for three spaces but that it was difficult to back out of the driveway but also noted the thorough plan the applicants had submitted. Rob Allison asked Hiram and Kent Manuel if signage could be used addressing how to do a safe backout. Kent Manuel noted that even if not addressed in the zoning law the board could require as many of the other communities planning boards do. Jennifer Walsh indicated that the driveway is tricky even for a small vehicle.

Rob Allison asked Hiram Davis if there was a history of complaints for the property. Hiram Davis replied none. Rob Allison then noted that the property had already been operating as an AirBNB so if no history of complaints that's a good indication of the future.

Rob Allison thanked the applicants for doing it the right way with a clear and complete application.

Public Hearing Date VFSP-11:

Member Rob Allison made the motion; seconded by Chairman Jason Wadler to both set a public hearing for April 5, 2021 for VFSP-11 application and a 239 Referral to the Delaware County Planning Board as the property may be within 500 feet of State Route 28. All aye; motion carried.

Chairman Jason Wadler then moved to approval of last month's minutes.

Motion to approve January 4, 2021 Fleischmanns Village Planning Board Meeting minutes as all members had received electronically and reviewed, made by Rob Allison; seconded by Igor Gofman. All aye; motion carried.

Agenda amended to add the December 7, 2020 minutes

Motion to approve December 7, 2020 Fleischmanns Village Planning Board Meeting minutes as all members had received electronically and reviewed, made by Rob Allison; seconded by Igor Gofman. All ayes; motion carried.

There was no February 2021 meeting.

Adjournment

At 5:47 pm, there being no further business, Rob Allison moved to adjourn the meeting; seconded by Jason Wadler. All ayes; motion carried.

Meeting Recording:

https://zoom.us/rec/share/33Xzc7UHI72hu9RAPj0xdqxnksK77UwGTErcWqDJu-pW7E8s3nwpc5z0_1D4ohyQ.XOYAqTZwz1h6VPhG?startTime=1614637523000