

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, April 5, 2021 at 5:30 pm via ZOOM.

PUBLIC HEARING

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.

AGENDA

1. Approve/amend minutes from the March meeting.
2. Action on application VFSP-11 Bryan Maley and Veronica Kram.
3. Preliminary discussion on application VFSP-12 Randy Leer and Heidi Stonier would like operate a mixed use building, yoga classes, retail and bed and breakfast at 923 Main Street, Fleischmann's. Tax map # 287.13-2-31.
4. Anything else to come before the meeting.

Fleischmann's Planning Board April 5 2021 at 5:30 pm Meeting
<https://zoom.us/j/8452545514?pwd=YlJlUk0hH0FhQYjhXb1BJelpRMHNVZz09>

Meeting ID: 845 254 5514

Passcode: 12430

One tap mobile

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Village of Fleischmanns Planning Board

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

April 5, 2021 Meeting Minutes

The Village of Fleischmanns Planning Board held a Public Hearing on VFSP-11.

Chairman Jason Wadler called the monthly meeting to order at 5:41 pm. Present were: Chairman Jason Wadler, and members Rob Allison, and John Fronckowiak. Member Jennifer Walsh and Igor Gofman were absent. Hiram Davis Code Enforcement Officer (COE) for the Village of Fleischmanns and the Middletown Building and Zoning Dept was also absent. Also in attendance was Kent Manuel of the Delaware County Planning Dept. Members of the public in attendance: Anita Rubin by phone, Larry Reilly, Barbara Kolb-Melon, Stewart Cohen, Eva Thein, Yvonne Reuter, Avi Mendlovic, Janet Becker, Gloria Zola-Mulloy, Victoria Marin, Kate Bradley, and Randy and Heidi Stonier-Leer.

Public Hearing VFSP-11:

Chairman Jason Wadler opened the Public Hearing 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

Larry Reilly of 540 Wagner Ave noted that he has lived next to the property for the last 10 years, that it has operated as a Tourist Home with no problems and doesn't expect any future problems.

Member Rob Allison noted he visited the property and the driveway could accommodate three cars easily.

There being no other comments or questions by the public, Chairman Jason Wadler then closed the Public Hearing at 5:43 pm.

Motion to approve March 1, 2021 Fleischmanns Village Planning Board Meeting minutes as all members had received electronically and reviewed, made by John Fronckowiak; seconded by Rob Allison. All aye; motion carried.

Kent Manuel noted the Delaware County Planning Board approved the 239 referral at the County meeting on March 3, 2021.

Motion for a Negative Declaration on application **VFSP-11** made by Rob Allison; seconded by John Fronckowiak. All aye; motion carried.

Motion to approve application VFSP-11 made by Rob Allison; seconded by John Fronckowiak. All aye; application approved.

Chairman Jason Wadler then opened the Preliminary discussion on application VFSP-12 Randy Leer and Heidi Stonier would like operate a mixed-use building, yoga classes, retail and bed and breakfast at 923 Main Street, Fleischmanns. Tax map # 287.13-2-31.

Chair Jason Wadler asked applicant Heidi Stonier to explain her application. Jason Wadler asked about the planned activities and number of parking spaces; Heidi Stonier replied – 7 spaces plus expected that there will be some walk-ins. Rob Allison noted the 7-8 cars are parked back to back so if the first car needed to back out all cars would have to back out. Rob Allison recommended speaking with the United Methodist Church for an agreement for parking.

Board members agree circular parking versus stacked is a way to move forward.

Rob Allison also noted the application was not yet signed by Hiram Davis and recommended that Heidi Stonier meet with Hiram to ensure a complete application and that there is a requirement to send out certified letters to neighbors at least 10 days prior to a public hearing. Heidi Stonier agreed to contact Town of Middletown Building and Code Dept to arrange.

Motion to set a Public Hearing on 923 Main St VFSP-12 application on Monday, May 3, 2021 at 5:30 via zoom made by John Fronckowiak; seconded by Rob Allison. All aye; motion carried.

Adjournment

At 5:58 pm, there being no further business, John Fronckowiak moved to adjourn the meeting; seconded Rob Allison. All aye; motion carried.

Meeting Recording:

https://zoom.us/rec/share/qwP5o-pCBnfg_Ou4-g9gVCnbTfK2ic_MqmhnNPRwhfdcz8Dy4HP_DMnb3wn7Zg7L.AD9gLGD5HDun6GCn?startTime=1617657563000

**DELAWARE COUNTY DEPARTMENT OF PLANNING
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NAME & TITLE:	Bryan Maley and Veronica Kram / Site Plan Review & Special Use Permit
FILE NO.:	2021: 239 m-5
AGENDA DATE:	March 3, 2021
NOTICE OF ACTION:	APPROVED

TO: Village of Fleischmanns Planning Board

Pursuant to your request of March 1, 2021, and under authority of Section 239-m or 239-n of Article 12-B of the General Municipal Law, the Delaware County Planning Board met on March 3, 2021 to review the referral referenced.

The County Planning Board's recommendation of this referral is based upon regional considerations and is not intended to supersede local policy considerations.

Pursuant to Section 239-m or 239-n of the General Municipal Law, these recommendations are advisory and may be overruled by a majority plus one of the members of your Board. Your Board is required to notify the Delaware County Planning Board within seven (7) days of your final actions on the referral application. If such action overrules the recommendations of the County Planning Board, a brief statement of the reasons for said overrule is required.

Following is the County Planning Board's action:

Referral from the Village of Fleischmanns Planning Board. Application from Bryan Maley and Veronica Kram for a Site Plan Review and Special Use Permit. The property is at 538 Wagner Avenue. Tax map number 287.17-4-10. Motion by Mark Lee to approve, seconded by Travis O'Dell. All in favor. Motion carried.