

Village of Fleischmanns Planning Board
PO Box 339, 1017 Main St., Fleischmanns, NY 12430
September 9, 2019

The Village of Fleischmanns Planning Board will be holding a regular meeting on **Monday, September 9, 2019, at 5:00 pm** at the Skene Memorial Library, 1017 Main Street, Fleischmanns.

AGENDA

1. Approve/amend minutes from the previous meeting.
2. 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.
3. Anything else to come before the meeting.

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PO Box 339, 1017 Main St., Fleischmanns, NY 12430
September 9, 2019 Meeting Minutes

The Village of Fleischmanns Planning Board held their regular Planning Board meeting on Monday, September 9, 2019 at the Skene Memorial Library, 1017 Main Street, Fleischmanns, NY 12430 at 5:00 p.m.

Chairman Wadler was delayed so Rob Allison, Acting Chair, called the meeting to order at 5:15 pm. Present were: Acting Chair and member Robert Allison, and members John Fronckowiak, Igor Gofman and Jennifer Walsh. Also present were Kent Manuel of the Delaware County Planning Dept., Don Brewer of Brewer Surveying in Phoenicia, and Ted Sheridan and Marija Gjorgjievska, Architects of Ryall Sheridan Architects of NYC. The following were also in attendance: Mark Birman, Monte Wilson, Janet Becker, Maritza Birman, Henry Birman, Margaret Birman, Michelle Sidrane, and Allan Sidrane.

Minutes

November 15, 2018 Village Planning Board Meeting Minutes Motion to approve amended minutes deleting Jennifer Walsh (formerly Kearns) from members in attendance, add meeting adjournment time of 6:00 pm, made by Robert Allison, seconded by John Fronckowiak. All aye; motion carried.

Also note that in the November 15, 2018 minutes it states that "The next meeting is February 6, 2019 at 5:30 pm." It remains in the minutes though the meeting did not take place. The cause of the cancelation is unknown.

Building Permits

For the Boards awareness, the list of Building Permits issued from Feb 12, 2019 through June 27, 2019 and the fees the Village of Fleischmanns received from the Town of Middletown presented by the Village Clerk for review.

Proposed but not yet submitted application VFSPR-12

The Planning Board had only one item on the agenda, a preliminary plan for a proposed but not yet submitted application VFSPR-12. Owner, Mr. Mark Birman would like to get 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.

Chairman Jason Wadler arrived at 5:24 pm.

Ted Sheridan, Architect with office in New York City and local Design Studio in Arkville, presented renderings and plans for the renovation and restoration of the existing "Emory Brook" hotel structure located on the north side of Main Street in Fleischmanns (Parcel 287.18-4-5.3) along with parking proposed for an adjacent lot to the south of main street. Parking was shown for 40 cars on the lot to the south of Main Street owned by the Village of Fleischmanns and where the owner, Mark Birman, is

the easement holder allowing for improvements and responsible for maintenance.

The proposed hotel renovation is intended to be constructed as-of-right with no requests for variances on the lot which is zoned Commercial. The proposal includes minor additions to improve basic functionality (a better entry, improved kitchen, ski tuning spaces and storage, improved circulation and egress, improved building envelope and mechanical systems, improved handicapped access, improved life-safety systems including sprinklers).

Renovation and restoration of an existing detached garage/apartment on the property to provide protected handicapped parking (on the ground level) and support space for the hotel on the 2nd level.

Construction of a new pavilion structure to house two ice-curling sheets (or “rinks”) for use in conjunction with the hotel/bar/restaurant in the winter season and for use in conjunction with the hotel/bar/restaurant in the summer season for pickleball, Ping-Pong and group events and receptions. The curling pavilion will have mechanical systems to chill the curling surface and will contain restrooms and support spaces for the activities in the pavilion.

Construction of limited parking for full-time staff on Parcel 287.18-45.3 a turn-around area for drop-offs and deliveries, minor signage related to the hotel and facilities.

General site improvements to control storm-water drainage and ground-water management.

Kent Manuel addressed general questions on SEQR analysis and village municipal utilities.

Mark Berman answered Rob Allison’s question of where the interest in curling arose:

“Through my association as a USA Ski and Snowboard and NYSEF alpine race coach at Belleayre I came into contact with Jon Casson who at the time was US Ski and Snowboard's Head of Sport Education. I interviewed Jon on my radio show several times and prior to a broadcast previewing the South Korean Winter Olympics two seasons ago, Jon and I were talking on the phone - he was based at the US Ski Team's Center of Excellence in Park City, Utah - and I said I can talk any sport, except curling. He said, don't laugh, but he and his wife - they're thirty somethings - just came back from going out curling and having a couple of beers and dinner with some friends and it was packed and awesome. Which gave me the idea to put it in the Emory Brook, even though I have never played before and don't even know the rules - and I'm a sports guy!! . But it looks pretty cool and as fortune would have it, our available space fits two regulation 'sheets' perfectly!”

Rob Allison noted the need for a solid parking Plan that meets all village code and signage location and dimensions and village guidelines need to also be reviewed.

Motion to approve a change of meeting date and time to the First Monday’s at 5:30 p.m. if there is an application, made by Chairman Jason Wadler, seconded by Jennifer Walsh. All aye; motion carried.

Ted Sheridan anticipated being ready to repackage and formal submission of **FSPR-12** by November 4, 2019.

The next meeting date therefore is expected to be November 4, 2019 dependent on timely application submission to the Middletown Building and Zoning Department.

Adjourn

At 5:47 pm, there being no further business, Chairman Jason Wadler moved to adjourn the meeting; seconded by Jennifer Walsh. All aye; motion carried.