

Village of Fleischmanns Planning Board
PO Box 339, 1017 Main St., Fleischmanns, NY 12430
December 2, 2019
NOTICE

The Village of Fleischmanns Planning Board will be holding a regular meeting on **Monday, December 2, 2019, at 5:30 pm** at the Skene Library, Main Street, Fleischmanns.

PUBLIC HEARING

Application VFSPR-12 - 1625 Main Street LLC (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.

AGENDA

1. Approve/amend minutes from the November 4, 2019 meeting.
2. Action on application VSPR-12 Birman.
3. Anything else to come before the meeting.

Village of Fleischmanns Planning Board
PO Box 339, 1017 Main St., Fleischmanns, NY 12430
December 2, 2019 Meeting Minutes

The Village of Fleischmanns Planning Board held a Public Hearing on Monday, December 2, 2019 at the Skene Memorial Library, 1017 Main Street, Fleischmanns, NY 12430 at 5:30 p.m.

Chairman Jason Wadler called the hearing to order at 5:33 pm. Present were: Chairman Jason Wadler, and members Rob Allison, John Fronckowiak, Igor Gofman, and Jennifer Walsh. Hiram Davis of the Middletown Building and Zoning Dept., and project architect Ted Sheridan of Ryall Sheridan Architects of NYC and Arkville. Kent Manuel of the Delaware County Planning Dept was absent due to storm travel conditions. The following were also in attendance: Geralyn Buckenberger, Chris Yagasits, Calvin Wright, and Mark Birman.

Minutes

Motion to approve November 4, 2019 Village Planning Board Meeting minutes, made by John Fronckowiak; seconded by Jennifer Walsh. Rob Allison abstained. All others ayed; motion carried.

PUBLIC HEARING

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

The Planning Board had one item on the agenda, a public hearing for application VFSPR-12 by owner, Mr. Mark Birman, who is seeking 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 an overview repackaged project including gravel parking area, scheduled lighting and signage to direct patrons into the parking area. Yellow areas are additions.

County Planning Board for 239 review Letter of approval dated November 6, 2019 and emailed to Planning Board members on November 20, 2019 submitted by Village Clerk for the record.



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Chairman Jason then opened the Public Hearing up to Public Comments.

Public Comments:

Chris Yagasits living on Brush Ridge Rd above 1625 Main Street, asked the length and height of the curling center and distance from main building and if any trees would come down as they presently help to obscure the view from Brush Ridge Rd. GERALYN Buckenberger noted that she can view all. Hiram Davis noted "it's fully in compliance". Planning board member Rob Allison also asked the distance from the top of the curling center. Chris Yagasits said he was not against the project. Just wants his views and quiet undisturbed.

Ted Sheridan replied 140 feet length and 18 feet for the height and trees are not anticipated to come down.

Jason Wadler asked if there were any more questions? There were none.

Chairman Jason then closed the Public Hearing to Public Comments.

The meeting then turned to the various forms of the permitting process for completeness.

Short Environmental Assessment Form: Part 1 - Project Info date 10/22/2019 complete

Part II – Impact Assessment reviewed and discussed by Planning Board.

Ted Sheridan mentioned the DEC and DEP recommended a Stormwater Control Plan to count all disturbances from both plots. Anticipate retention tanks to leach slowly. Rob Allison noted that soil needs to be tested and recommended "squales". "As long as the ground will take it." Ted Sheridan agreed.

Hiram Davis then interjected that Board can approve special permit but that Code will monitor after DEC and DEP inputs and that it may need to come back to the planning board for amendment if it changes the project.

Board then raised sidewalk safety. Mark Birman indicated that he will work with the Village Board on insurance. Jason Wadler noted that Mark Birman will need to get a Letter of Agreement from the Village as a condition of the permit.

Jason Wadler then noted a vote needed to agree to the Part II Impact Assessment. Rob Allison made the motion to agree to the Part II Impact Assessment; Igor Gofman seconded the motion. All Board members aye. Motion carried.

Chairman Jason Wadler then signed Part II for the Planning Board.

Jason Wadler then noted the following needs to be worked out

- 1 – Work with the Village Board on a crosswalk
- 2 – Liability Insurance
- 3 – Lighting Plan
- 4 – Pump Station
- 5 – DEP and DEC Stormwater Control Plan

Jason then asked "what will you do during the Summer?" Mark Birman answered "Weddings, Pickleball, and Ping Pong."

Motion to approve VFSPR-12 "Emory Brook Hotel" 1625 Main St. Application made by John Fronckowiak; seconded by Rob Allison. All Aye; motion carried.

Next Meeting January 6, 2020 if there is an application

Adjournment

At 6:15 pm, there being no further business, John Fronckowiak moved to adjourn the meeting; seconded by Jennifer Walsh. All aye; motion carried.