

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, December 7, 2020, at 5:30 pm via ZOOM.

PUBLIC HEARING

Application VFSP-9 Christopher Bowser and Joshua Martone would like to operate a tourist home at 1300 Main Street in Fleischmann's. Tax map # 287.18-6-9.

AGENDA

1. Approve/amend minutes from the November meeting.
2. Action on application VFSP-9 Christopher Bowser and Joshua Martone.
3. Application VFSP-10 Katherine Bradley would like to operate a mixed-use building, office space on the first floor and tourist homes on the second and third floor at 1121 Main Street in Fleischmann's. Tax map # 287.14-2-4.
3. Anything else to come before the meeting.

Topic: Village of Fleischmann's Planning Board

Time: Dec 7, 2020 05:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoomus/j/81338937974?pwd=WUR2QjZDNjZtZ2lSbW1CU2FWcGV1QT09>

Meeting ID: 813 3893 7974

Passcode: 341992

One tap mobile

+19292056099,,81338937974#,,,,,0#,,341992# US (New York)

Dial by your location

+1 929 205 6099 US (New York)

Find your local number: <https://us02web.zoom.us/j/kcPndiDOTB>

Village of Fleischmanns Planning Board
PO Box 339, 1017 Main St., Fleischmanns, NY 12430
December 7, 2020 Meeting Minutes

The Village of Fleischmanns Planning Board held a regularly scheduled meeting and public hearing on Monday, December 7, 2020 via Zoom using the Delaware County Planning Board zoom account at 5:30 p.m.

Chairman Jason Wadler called the hearing to order at 5:42 pm. Present were: Chairman Jason Wadler, and members Rob Allison and Jennifer Walsh. Members John Fronckowiak and Igor Gofman were absent. Hiram Davis Code Enforcement Officer (COE) for the Village of Fleischmanns and the Middletown Building and Zoning Dept was present. In attendance was Kent Manuel of the Delaware County Planning Dept. Members of the public in attendance: Chris Bowser and Josh Martone, Katherine Bradley, and Roy S. Todd (in the village office).

Chairman Jason Wadler opened the Public Hearing on application VFSP-9 Christopher Bowser and Joshua Martone would like to operate a tourist home at 1300 Main Street in Fleischmanns. Tax map # 287.18-6-9

Public Comments

No members of the public requested to speak and no letters in response to the application received.

There being no further comments from the public Chairman Wadler closed the Public Hearing on application VFSP-9.

Applicant owner Christopher Bowser addressed the board and board member Rob Allison sought clarification on the incompleteness of the application. Applicant owner did not understand some of the requested items in the application form and noted a discrepancy between the requirements in the zoning law and an appendix schedule.

Board review of VFSP-9 Environmental Assessment Form (EAF) Part II Impact Assessment.

After a discussion of missing elements in the EAF, Member Rob Allison made a motion; Jason Wadler seconded, to table the application to allow applicant to resubmit a completely filled EAF to Code Enforcement Officer for review and resubmission to the Planning Board. Public Hearing period remains open for an additional month till the next village planning board meeting.

Chairman Jason Wadler returned to regular meeting starting with approval of last month's minutes.

Motion to approve November 2, 2020 Fleischmanns Village Planning Board Meeting minutes as all members had received electronically and reviewed, made by Rob Allison; seconded by Jason Wadler. All aye; motion carried.

Last on the agenda was application VFSP-10 by owner applicant KateBradley LLC/Katherine Bradley would like to operate a mixed-use building, office space on the first floor and tourist homes on the second and third floor at 1121 Main Street in Fleischmanns. Tax map # 287.14-2-4.

Chairman Wadler opened the preliminary discussion on the application

Owner Katherine Bradley was present to present a preliminary plan. Property has no onsite parking but the apartments and commercial space had been in use just before the sale in October 2020. A discussion ensued on the existence of “use permits” for the two apartments and one commercial unit. Board recommended further investigation by owner applicant as to history of use and parking and available options including possible agreement with Community Bank building owners. Multiple uses in a single building will require the higher requirements of the combined uses.

Adjournment

At 6:28 pm, there being no further business, Chairman Jason Wadler moved to adjourn the meeting; seconded by Rob Allison. All aye; motion carried.

Meeting Recording:

https://drive.google.com/file/d/15_0a8vfjH89jjiRXwT5bktnst9gggEMy/view?usp=sharing

Chat

<https://drive.google.com/file/d/1N95rlsxi-248N1JmcS97OfDx3m5OMFEM/view?usp=sharing>

Audio

<https://drive.google.com/file/d/1DRrty7lt62ufW8HHtP1smbd-s-5ySErt/view?usp=sharing>