

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, June 7, 2021 at 5:30 pm at Skene Memorial Library.

AGENDA

1. Approve/amend minutes from the May meeting.
2. Preliminary discussion on application VFSPR-14 Debra Freedman and Christine Panas would like to operate a retail store in one of the sections of the buildings on site at 1109 Main Street, Tax map # 287.14-2-3
3. Amend application VFSP-8 1053 Main Street LLC (Mark Birman) to include an art gallery on the first floor at 1053 Main Street,
4. Anything else to come before the meeting.

The Zoom link is available to those who are unable to attend in person

Village of Fleischmann's  
Planning Board Meeting  
June 7, 2021

1. Meeting was called to order by Rob Allison, at 5:30 pm at Skene Memorial Library
2. Attendance: Rob Allison, Jennifer Walsh, John Fronkowiak, Igal Gofman, Hiram Davis, Code Enforcement Officer, Public: Sue Patterson, Elizabeth Hughes Belzil, Linda C. Fenton, Christine Panas, Mario Madera; by Zoon: Anita Rubin, Francia Miles, Kent Manuel, Mark Birman, Ted Sheridan, Debra Freedman, Yehuda Israel, Janet Becker, Avi Mendlovic, Daniel Belzil, Larry Reilly, Isabel Vazquez, Marilyn Ringel, Yvonne Reuter, Nancy Cohen, Mike Panas
3. Rob Allison expressed thank you to Jason Wadler who has served long on the Planning Board, and has recently resigned.
4. Rob Allison expressed his thanks to Hiram Davis for his dedication to code enforcement for the Village of Fleischmann's as Code Enforcement Officer
5. Motion to approve Meeting Minutes May 3, 2021 Maker: Igal Gofman, Seconded John Fronkowiak, All ayes, motion carried.

6. Allison introduced the Application for site plan review VFSPR-14 Debra Freedman and Christine Panas to operate a retail store in one of the sections of the buildings at 1109 Main Street Tax map # 287.14-2-3.
7. Christine Panas described the project: Specialty Market, café style with specialty teas and coffee, dried fruits and nuts, legumes, light fare for breakfast, lunch and dinner, locally sourced ingredients where possible, price points 3,5,7,9,11; celebrate the building built in 1856, open 8am-10pm all seasons, composting through a fermenting process; regulated by State Agencies Ag & Markets and Weights and Measures; No grease trap.
8. It was noted that a separate sign permit is needed, and is not part of the site plan review
9. Motion to waive the public hearing for the VFSPR-14 project made by Igal, Gofman, seconded by John Fronkowiak,

Gofman        Aye

Fronkowiak    Aye

Walsh         Nay

Allison        Nay

Motion fails.

10, Allison invited comments from those present. Gloria Zola-Mulloy, Elizabeth Hughes Belzil who own or live in neighboring buildings expressed support for the project. Code Enforcement officer Davis noted that 7 or more letters of support for the project were received by the building dept.

11. The Motion to waive the public hearing was put to a vote again Maker Igal Gofman, seconded John Fronkowiak.

Gofman        Aye

Fronkowiak    Aye

Walsh         Nay

Allison        Aye

Motion passes

12. A short form EAF was submitted by the applicant. Allison read the Environmental Assessment Form (EAF) part two and confirmed each part as having no significant impact or not applicable.

13. Motion to approve the Negative Declaration EAF made by Fronkowiak, seconded by Gofman. All Ayes. Motion passes.

14. Motion to approve the permit: for VFSPR-14 with no additional conditions made by Gofman, Seconded by Fronkowiak, All Ayes Motion passes.

15. The following application was introduced: Amend application VFSP-8 1053 Main Street LLC (Mark Birman) to include an art gallery on the first floor at 1053 Main Street,

16. The existing permits provided for 2 tourist homes and 2 apartments on the second floor.
17. Ted Sheridan, Architect for the Birman project noted hours of operation were Thursday-Saturday 11-5pm, and Sunday 11-4.
18. Motion to amend the permit made by Fronkowiak, seconded by Gofman, All Ayes. Motion passes.
19. Motion to adjourn made by Gofman, seconded by Fronkowiak, All ayes. Meeting adjourned at 6:25pm.

Minutes prepared by Winifred Zubin