

**Monday, December 6, 2021 at 6:00 pm**  
**Monthly Regular Meeting of the**  
**Village of Fleischmanns Planning Board**  
**Skene Library**

*Village of Fleischmanns*

*Planning Board Meeting*

*December 6, 2021*

*Attendance: Rob Allison, Chair, Brendan McLean, Igal Gofman, Jennifer Walsh Absent: Jason Wadler, and John Froncowiack. In person Kent Manuel, Delaware County Planning Dept, Diane Rossman, Clerk, Winifred Zubin. By Zoom: Levi Fishman, Judy Sugar.*

*Pledge of Allegiance was taken, Rob Allison asked for a Motion to approve Minutes of November 1, 2021 meeting made by Gofman, seconded by Mclean, all in Favor.*

*The Board then proceeded with the Public Hearing for Levi Fishman's Application for special permit to use his home as a short-term rental/ Air B&B. Mr Allison then asked Mr. Fishman to give the board an update on the tourist home project.*

*Mr. Fishman explained that they would like to use their home as a temporary short-term rental. They have taken down and trimmed trees in the yard, had the roof replaced, and have had insulation put in the attic. He has had conversations with company managers to find someone to manage the property for them. Mr. Fishman was asked if he had someone was under contract and he said not yet.*

*Mr. Allison told him that he would need to have someone under contract in order to get a permit. The Code Enforcement Officer said he would collect it when he did the fire inspection and he would keep copies in case something happened. Mr. Allison asked if certain things had been looked at and Karl said not yet, they will be, when I do inspection.*

*Mr. Allison then said that he had one reply from Judy Sugar regarding Mr. Fishman's Application and read her letter of protest against the house being used as an Air B&B or rental home. He said that he had talked to Ms. Sugar and explained how to join the meeting and voice her concerns.*

*It was discussed that maybe her concerns had been addressed but Mr. Allison said she had some concerns about parking and lighting. Mr. Manuel then asked Mr Fishman if he planned on making any changes to existing parking and lighting and Mr. Fishman replied, No.*

*Ms. Sugar joined meeting and told her concerns. She stated that there would be no one to go to if there was a problem. She was concerned about a fire pit in the backyard, Mr. Fishman responded that limbs and trees had been removed and the fire pit was not a permanent fixture, it was a small collapsible one.*

*Another concern was parking, it was looked into and Karl said that there is enough room for three vehicles to park. Ms. Sugar was also concerned about people bringing their pets to the house. Mr. Fishman replied that if it were a concern, he would make it a pet free rental. The issue of garbage was brought up*

*and Ms. Sugar wanted to know how Mr Fishman intended to have the garbage taken care of. Mr Fishman said he was going to hire Billy Haynes to pick up garbage when renters left so there wouldn't be a problem.*

*The last concern was who could Ms. Sugar get in touch with if there were problems with renters. Mr Fishman told her he would give her his cell number and that when he finally got a manager he would make sure she had their number as well.*

*Motion to close Public Hearing at 6:25 pm by Gofman, seconded by McClean All in favor.*

*Allison commented that the special permit for a tourist home requires the Board to issue based on the SECRA short for, a negative declaration that there are no environmental impacts on this project. Gofman Motioned, Walsh Seconded. All in Favor. Mr. Manuel was asked if this was ok, he replied yes. Allison then said they had action on this application for Mr. Fishman to operate his home as a part-time short-term rental home. No further discussion? Motion to Approve Application made by Mr. McLean, seconded by Mr Gofman. All in favor. Application Approved!!*

*The Second item of business was the Site plan review for the theater. Mayor Zubin, as applicant for the restaurant project, commented that the current zoning law does not permit take out restaurants in the mixed-use district. Mayor Zubin requested a waiver of permit requirement as it is a village owned property and the village can elect immunity from the requirements. No action required by the planning board.*

*Mr. Allison thanked everyone and wished all a Happy Holiday and asked for a motion to adjourn. Mr. Gofman Motioned, Mrs. Walsh Seconded Meeting Adjourned.*