

**TOWN OF READING
PLANNING BOARD MEETING
January 20, 2022**

PRESENT: D. Chutas, C. Hendrickson, B. Chapman, M. Sorber, Alternate L. Tischler,
PB Secretary, T. Alger

VISITORS: None

Called to order at 6:35 PM by D. Chutas. He opened the meeting with the Pledge of Allegiance.

REVIEW OF DECEMBER 2021 MINUTES

M. Rondinaro made a motion to accept the December 2021 minutes as written. Seconded by C. Hendrickson

PUBLIC HEARING VISITORS:

Alan Specchio – 304 N. Franklin St. Watkins Glen
Lance Hostetler – 4051 St. Rt. 14A, Reading Center,
Sandie Pappa – 2870 Chase Rd, Rock Stream
Peter Baker – Atty for Sandie Pappa

PUBLIC HEARING FOR MINOR SUBDIVISION FOR 2870 CHASE ROAD,

A public hearing was held regarding Minor Subdivision for Sandi Pappa for existing combined properties located on 2870 Chase Rd, Rock Stream, NY (Tax Map No. 32.00-1-32) which is 17.5 acres and Chase Rd (Tax Map No. 32.00-1-33.1) which is 10.13 acres. Applicant would like to subdivide into 2 parcels: Parcel A would be 17.64 acres and Parcel B would be 10.0 acres.

6:35 PM D. Chutas opened the Public Hearing

Certified, return receipt letters were sent to 4 neighboring property owners and a legal notice appeared in the January 12, 2022 issue of the Watkins Glen Review and Express.

Alan Specchio: What is this all about?

PB Response: Was told that the Town now has a Subdivision Law and requirement to hold a public hearing notifying neighboring property owners within 500' of proposed subdivision. A. Specchio was also shown the survey of Pappa property.

7:05 PM. Public Hearing closed. Motion made by M. Rondinaro and seconded by M. Sorber

PLANNING BOARD DECISION ON MINOR SUBDIVISION OF 2870 CHASE ROAD

The Planning Board completed Part 2 of SEQRA Short Environmental Assessment form and a negative declaration was declared. The Minor Subdivision Application was accepted as complete.

Ayes	D. Chutas	Nays	None
	C. Hendrickson		
	B. Chapman		
	M. Sorber		

RESOLUTION PB 22-1

TOWN OF READING PLANNING BOARD RESOLUTION – PRELIMINARY AND FINAL MINOR SUBDIVISION APPROVAL, FOR THE SANDIE PAPPA SUBDIVISION, A MINOR SUBDIVISION, 2870 CHASE RD, TAX PARCEL NUMBERS 32.00-1-32 AND 32.00-1-33.1, TOWN OF READING, NEW YORK

WHEREAS, an application was submitted for Subdivision review by Sandie Pappa, Owner and Applicant, for the proposed subdivision of the existing combined 17.51-acre tax parcel 32.00-1-32 and 10.13-acre tax parcel 32.00-1-33.1 into 2 parcels: Parcel A measuring 17.64 acres (11.764 acres of tax parcel 32.00-1-32 and 5.876 acres of tax parcel 32.00-1-33.1) with 953.09 ft. of frontage on Chase Rd. and existing residence; Parcel B measuring 10.0 acres (4.254 acres of tax parcel 32.00-1-32 and 5.746 acres of tax parcel 32.00-1-33.1) with 554.78 ft. of frontage on Chase Rd. in Reading, New York; and

WHEREAS, this is a proposed action reviewed under the Subdivision Law of the Town of Reading, New York for which the application was received December 8th, 2021; and

WHEREAS, this Board, acting as Lead Agency in environmental review, did on January 20th, 2022 review and accept as adequate: “Division of Lands of Sandie Pappa, “prepared by T. Merrill & Associates Land Surveying Design Professional Corporation, Seth D. Moser, Land Surveyor, and dated September 19, 2021; a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2, prepared by the Planning Board; and other application materials; and

WHEREAS, a Negative Declaration of environmental impact was duly issued under the State Environmental Quality Review Act (SEQRA) in respect of this action, and it is further noted that this action is exempt from the General Municipal Law County Planning referral requirements of General Municipal Law (“GML”) § 239-1, 239-m, and 239-n through an Inter-Governmental Agreement between the Schuyler County Planning Department and the Town of Reading dated 05/20/2021, as “Total number of lots less than 5 and no lots located in the 100-year floodplain” are excluded from GML referral requirements; and

WHEREAS, on December 16th, 2021, the Planning Board reviewed and considered the aforementioned subdivision application and duly held a public hearing on the Minor Subdivision application on January 20th, 2022 and all evidence and comments were considered, along and together with the requirements of the Town’s subdivision laws, existing development in the surrounding area the public facilities and services available, the Town’s Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and any potential on- and off-site environmental impacts; and

WHEREAS, upon due consideration and deliberation by the Town of Reading Planning Board **NOW THEREFORE BE IT RESOLVED AS FOLLOWS**,

That the Town of Reading Planning Board Grants Preliminary and Final Plat Approval of the Application for a two-lot subdivision of certain land at 2870 Chase Road, Reading, NY subject to the following conditions:

1. No notes to include in the final plat
2. The sealing and endorsement of such Minor Subdivision Final Plat by the Planning Board Chair, thereafter presenting and filing in the Schuyler County Clerk’s Office, followed by provision of proof of such filing within the time limit requirements of 62 days with the Town of Reading Clerk.

Dated: January 20, 2022

Motion by: Mark Rondinaro

Seconded by: Melinda Sorber

VOTE AS FOLLOWS:

Barbara Chapman – Aye
Donald Chutas – Aye
Chad Hendrickson – Aye
Mark Rondinaro – Aye
Melinda Sorber – Aye

OLD BUSINESS:

PLANNING BOARD DECISION ON SITE PLAN APPLICATION OF GARY MILLER OF 4264 KENT KLUB ROAD.

The Planning Board reviewed the Site Plan Application of Gary Miller, property owner of 4264 Kent Klub Rd, (Tax map no.32.19-1-8).

The Site Plan Application was accepted as complete. The Planning Board completed Part 2 of SEQR Short Environmental Assessment form and a negative declaration was declared.

Ayes	D. Chutas	Nays	None
	C. Hendrickson		
	M. Sorber		

B. Chapman recused herself from decision due to conflict of interest.

RESOLUTION PB 22-2

TOWN OF READING PLANNING BOARD RESOLUTION – APPROVAL, FOR THE MILLER SITE PLAN REVIEW, TAX PARCEL NUMBER 32.19-1-8, TOWN OF READING, NEW YORK

WHEREAS, an application was submitted for Site Plan Review by Gary E & Martha Miller, Owner and Applicant, for removal of existing nonconforming pre-existing 688 square foot residence and construction of a proposed 1,120 square foot residence that will meet all setback and lot coverage requirements on Tax Parcel Number 32.19-1-8 at 4264 Kent Klub Rd; and **WHEREAS**, this is a proposed action reviewed under the Site Plan Review process of the Land Use Law of the Town of Reading, New York for which the application was received November 19, 2021; and

WHEREAS, this Board, acting as Lead Agency in environmental review, did on January 20, 2022 review and accept as adequate: “Site Plan – The Miller Cottage “prepared by Christopher Todd, AIA Architect dated November 12, 2021; a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and Part 2, prepared by the Planning Board; and other application materials; and

WHEREAS, a Negative Declaration of environmental impact was duly issued under the State Environmental Quality Review Act (SEQRA) in respect of this action, and it is further noted that this action is exempt from the General Municipal Law County Planning referral requirements of General Municipal Law)”GML”) § § 239-1, 239-m, and 239-n through an Inter-Governmental Agreement between the Schuyler County Planning Department and the Town of Reading dated 5/20/2021, and

WHEREAS, on January 20, 2022 the Planning Board reviewed and considered the aforementioned site plan application and all evidence and comments were considered, along and together with the requirements of the Town’s Site Plan Review process in the Land Use Law, existing development in the surrounding area, the public facilities and services available, the

Town's Comprehensive Plan and the Land Use Ordinance, site characteristics and issues, and any potential on- and off-site environmental impacts; and

WHEREAS, upon due consideration and deliberation by the Town of Reading Planning Board **NOW THEREFORE BE IT RESOLVED AS FOLLOWS**,

That the Town of Reading Planning Board grants Approval of New Residence Construction Application for Site Plan Review of Tax Map No. 32.19-1-8 on 4264 Kent Klub Rd, Reading, NY subject to the following conditions:

1. Septic system boundaries must meet setback requirements.
2. Adequate retaining wall installed to replace current or existing wall to retain the bank and support current stream sluice pipe.
3. The sealing and endorsement of the Site Plan by the Planning Board Chair, thereafter presenting to the Code Enforcement Officer by the Town of Reading Clerk.

Dated: January 20,2022

Motion by: Melinda Sorber

Seconded by: Chad Hendrickson

VOTE AS FOLLOWS:

Barbara Chapman – Recused for conflict of interest

Donald Chutas – Aye

Chad Hendrickson – Aye

Mark Rondinaro – Aye

Melinda Sorber – Aye

NEW BUSINESS:

M. Rondinaro made a motion to open discussion on updating Planning Board By Laws last updated in 1992. Seconded by C. Hendrickson

D. Chutas presented a draft of the By Laws he created. Discussion was had on setting term limits, how often the By Laws should be reviewed, orientation of new members, and staggering of term limits. D. Chutas will make changes and updates and will present and vote upon at the February 17, 2022 meeting.

ELECTION OF OFFICERS:

C. Hendrickson made a motion to retain the current appointments of the following officers.

Seconded by M. Rondinaro

Don Chutas – Chairperson

Barb Chapman – Vice Chairperson

Melinda Sorber – Secretary

C. Hendrickson Aye

B. Chapman Aye

D. Chutas Aye

M. Sorber Aye

M. Rondinaro Aye

PLANNING BOARD DECISION ON SITE PLAN APPLICATION OF MELANIE NAYLOR, OFF THE BEATEN PATH HIDEAWAY RV PARK 3270 COUNTY RD 28

B. Chapman made a motion to NOT accept M. Naylor's Site Plan Application as complete because it does not meet our Land Use guidelines. Seconded by C. Hendrickson

Ayes	D. Chutas C. Hendrickson B. Chapman M. Sorber	Nays	None
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Meeting adjourned at 8:10 pm by M. Sorber and seconded by B. Chapman

Next Planning Board Meeting February 17, 2022 at 6:30 PM