

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

PRESENT: D. Chutas, L. Tischler, M. Rondinaro, M. Sorber, PB Secretary T. Alger

ABSENT: B. Chapman

SEATED: Louis Debolt, Alternate, has been seated as a voting member for this meeting by Planning Board Chairperson, D. Chutas

VISITORS:

John Shirk, 3895 St Rt 14A, Watkins Glen
Bradley Gillett, 4520 St. Rt 14, Rock Stream
Jami Ford, 2395 Chase Rd, Rock Stream

Called to order at 6:30 PM by D. Chutas. He opened the meeting with the Pledge of Allegiance.

REVIEW OF SEPTEMBER 2022 MINUTES

L. Tischler made a motion to accept the September 2022 minutes as written. Seconded by D. Chutas.

The Planning Board welcomes Lous DeBolt as an Alternate to the Planning Board.

OLD BUSINESS:

Land Use Law Chapter 10.4 Expansion, Alteration and Restoration still being worked on

Per conversation with L. McIntyre the Major Subdivision of 3228 Co. Rd. 28 will be postponed until Spring of 2023.

NEW BUSINESS:

SCENIC VISTA FARMS – 3895 STATE RTE 14A SITE PLAN APPROVAL

John Shirk appeared before the Planning Board to finalize his Site Plan Application. Mr. Shirk is relocating the former A&L Produce at 3961 St. Rt. 14A to his property located at 3895 State Rt. 14A. The Site Plan includes a 48'x48' Market Building with a 10' porch walkway on 2 sides. The plan also includes a 2- 24'x108' greenhouses, 16'x24' bakery, 12'x 20' cooler, 24'x 30' Potting shed and a 6'x8' utility room.

The Site Plan Application was accepted as complete and Part 2 of the SEAF was completed and a negative declaration was determined

RESOLUTION 22-19

L. Tischler made a motion to approve the Site Plan Application of John Shirk as complete with the following requirements: Seconded by M. Sorber

- 1) The business shall insure that it meets all the well water treatment and potability standards and ongoing approval as required by the Schuyler County Watershed.
- 2) The wastewater treatment system shall obtain a certificate of compliance from the Schuyler County Watershed.
- 3) Installation of a commercial sign for the business greater than 16 square feet will require a sign permit from the Town of Reading Planning Board.
- 4) Any “Change in Use” of the property including, but not limited to, the addition of more permanent structures or other alterations in use of the property will require a revised site plan submission to the Planning Board for approval and the required building permit received from the Township prior to construction.

AYES:	D. Chutas M. Rondinaro M. Sorber L. Tischler L. DeBolt	NAYES:	None
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SENECA LAKE BREWING 4520 ST. RT 14, WATKINS GLEN SITE PLAN APPROVAL

Bradley Gillett appeared before the Planning Board to finalize his Site Plan Application. This site plan was an addendum to Mr. Gillett’s previously approved site plans in April 2015 and August 2022. Mr. Gillett would like to add an extension to an existing building to house a commercial kitchen, office space, cellar storage, and upstairs living space. There is also a future 16’x 27’ deck proposal to be added to the east end of the new addition.

The Site Plan Application was accepted as complete and Part 2 of the SEAF was completed and a negative declaration was determined

RESOLUTION 22-20

M. Rondinaro made a motion to approve the Site Plan Application of Bradley Gillett as complete with the following requirements: Seconded by M. Sorber

- 1) The business shall insure that it meets all the well water treatment and potability standards and ongoing approval as required by the Schuyler County Watershed.
- 2) Any “Change in Use” of the property including, but not limited to, the addition of more permanent structures or other alterations in use of the property will require a revised site plan submission to the Planning Board for approval and the required building permit received from the Township prior to construction.

AYES:

D. Chutas
M. Rondinaro
M. Sorber
L. Tischler
L. DeBolt

NAYES: None

Meeting adjourned at 7:35 pm by M. Sorber and seconded by L. Tischler

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