

**TOWN OF READING
PLANNING BOARD MEETING
December 15, 2022**

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

ABSENT: M. Sorber, M. Rondinaro, B. Chapman

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

VISITORS: None

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

REVIEW OF NOVEMBER 2022 MINUTES

L. Tischler made a motion to accept the November 2022 minutes as written. Seconded by L. DeBolt.

PUBLIC HEARING VISITORS:

Rob & Barb DeDominick – 3299 N. Summit Ave, WG
Anthony Felli -105 Byron Ave, Buffalo, NY

PUBLIC HEARING FOR MINOR SUBDIVISION SUMMIT AVE EXT, WG

A public hearing was held regarding Minor Subdivision for Augustus James Felli to subdivide a 52.73 acre parcel (Tax Map No. 64.00-1-21.111) into 2 parcels. Parcel A measuring 10.0 acres and Parcel B measuring 42.73 acres.

6:30 PM D. Chutas opened the Public Hearing

Certified return receipt letters were sent to 19 neighboring property owners and a legal notice appeared in the December 7, 2022 issue of the Watkins Glen Review and Express

R. DeDominick – concerned about diversion of ditches and flooding and cautions they shouldn't be disturbed because it could cause flooding issues to neighbors.

Also clarified he has a Right of Way to the property.

B. DeDominick concerned about the surrounding woodlands and wildlife and would prefer it not be disturbed.

The Planning Board will add a condition to subdivision approval that states that all existing easements and restrictive covenants are to convey to the subdivided Parcels A and B

7:00 PM Public hearing closed

PLANNING BOARD DECISION ON MINOR SUBDIVISION FOR SUMMIT AVE EXT,
The Planning Board completed Part 2 of the SEQR Short Environmental Assessment form and a negative declaration was declared.

AYES	D. Chutas L. Tischler L. Debolt	NAYS	None
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RESOLUTION PB 22-21

Motion made by L. Tischler to accept the Minor Subdivision for Augustus James Felli for Tax Parcel 64.00-1-21.111 located on the Summit Ave Extension, WG as complete. Seconded by L. Debolt

AYES	D. Chutas L. Tischler L. Debolt	NAYS	None
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RESOLUTION PB 22-22

TOWN OF READING PLANNING BOARD RESOLUTION – PRELIMINARY AND FINAL APPROVAL FOR THE FELLI MINOR SUBDIVISION, SUMMIT RD EXTS, TAX PARCEL NUMBERS 64.00-1-21.111 AND 53.00-3-13, TOWN OF READING, NEW YORK

WHEREAS, an application was submitted for Subdivision review for the proposed subdivision of the existing 52.73 acres of tax parcels 64.00-1-21.111 and 53.00-3-13 into 2 parcels: Parcel A measuring 10.0 acres primarily composed of tax parcel 53.00-3-13 and Parcel B measuring 42.73 acres in the Town of Reading, New York.

WHEREAS, this is a proposed action reviewed under the Subdivision Law of the Town of Reading, New York for which the application was received November 2nd, 2022; and

WHEREAS, this Board, acting as Lead Agency in environmental review, did on December 15th, 2022 review and accept as adequate: “Map of Part of Lands of The A. James Felli Living Trust” survey, prepared by Nathan J. Romeo, Twin Tiers Land Surveying, Licensed Land Surveyor dated September 8, 2022; 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 November 17th, 2022, the Planning Board reviewed and considered the aforementioned subdivision application and duly held a public hearing on the Minor Subdivision application on December 15th, 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 Parcel Subdivision of certain land with Tax Map Nos. 64.00-1-21.111 and 53.00-3-13 at the Summit Ave. Extension, Reading, NY subject to the following conditions:

1. Remaining portion of the Tax Map Parcel 53.00-3-13 is to be combined into one 42.73-acre parcel with Tax Map No. 64.00-1-21.111.
2. All existing easements and restrictive covenants are to convey to the subdivided Parcels A and B.
3. 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: December 15, 2022

Motion by: Laurie Tischler

Seconded by: Louis DeBolt

VOTE AS FOLLOWS:

Donald Chutas – Aye
Louis DeBolt – Aye
Mark Rondinaro – Absent
Melinda Sorber – Absent
Barbara Chapman - Absent
Laurie Tischler – Aye

OLD BUSINESS:

Land Use Law Chapter 10.4 Expansion, Alteration and Restoration revisions were formally submitted to the Town Board at the December 14, 2022 meeting. The Town Board will send it to the Town Attorney for review.

SENECA LAKE BREWING 4520 ST. RT 14, WG SITE PLAN APPROVAL

The Schuylers County Planning Commission at their December 8, 2022 meeting determined that there was no significant or county wide impact on Mr. Gillett’s revised sight plan application presented to the Planning Board at the November 17, 2022 meeting. Mr. Gillett would like to now construct a new building housing a commercial kitchen on the SW side of the existing Pub and attached to the Pub, via a breezeway, instead of constructing an addition of the SW side of the Pub. He indicated he will eventually add a new house for owner live in, but does not have the plans at this time. In the October Site Plan Application, the upstairs of the addition was going to be modified for living quarters. Mr. Gillett was advised the plan will need to be revised when the residence is added.

The Planning Board accepted Part 1 of SEQR application submitted in for Site Plan Application approved on October 20th as adequate. The Planning Board completed Part 2 of SEQR application and a negative declaration was declared.

RESOLUTION 22-23

L. Tischler made a motion to approve the Site Plan Application of Bradley Gillett as complete with the following requirements: Seconded by L. DeBolt

- 1) The business shall insure that it meets all the well water treatment and potability standards and ongoing approval as required by the Schuylers 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 including the location and size of the planned residence 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
L. Tischler
L. Debolt

NAYS

None

Meeting adjourned at 7:30 pm by L. Tischler and seconded by L. DeBolt

Next Planning Board Meeting January 19, 2023 at 6:30 PM