

**TOWN OF READING
PLANNING BOARD MEETING
March 16, 2023**

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

ABSENT: M. Sorber

VISITORS:

Lorin Hostetler – 474 Rock Stream Rd, Rock Stream
Kenneth J Wilson – 111 15th St, WG

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

PUBLIC COMMENT:

REVIEW OF FEBRUARY 2023 MINUTES

B. Chapman made a motion to accept the February 2023 minutes as written. Seconded by L. DeBolt.

PUBLIC HEARING VISITORS:

Meridith Longo 4760 Leonard Rd, Rock Stream
Howard Rider-4760 Leonard Rd, Rock Stream
Lorin Hostetler – 474 Rock Stream Rd, Rock Stream
Daniel Marvin – 2805 Chase Rd, Rock Stream
Gail Shone -2820 Chase Rd, Rock Stream

PUBLIC HEARING FOR MINOR SUBDIVISION 2909 CHASE RD, ROCK STREAM

A public hearing was held regarding Minor Subdivision for Mark and Mary Hostetler to subdivide a 168.97 acre parcel (Tax Map No. 31.00-2-16) into 2 parcels. Parcel A measuring 166.97 acres and Parcel II measuring 2.0 acres.

6:30 PM D. Chutas opened the Public Hearing

Certified return receipt letters were sent to 17 neighboring property owners and a legal notice appeared in the March 8, 2023 issue of the Watkins Glen Review and Express

There was no public comment

7:00 PM Public hearing closed

OLD BUSINESS:

PLANNING BOARD DECISION ON MINOR SUBDIVISION FOR 2909 CHASE RD, ROCK STREAM

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
B. Chapman

NAYS

None

RESOLUTION PB 23-4

Motion made by L. Tischler to accept the Minor Subdivision for Mark & Mary Hostetler for Tax Parcel 31.00-2-16 located on 2909 Chase Rd as complete. Seconded by L. Debolt

<p>AYES</p>	<p>D. Chutas L. Tischler L. Debolt B. Chapman</p>	<p>NAYS</p>	<p>None</p>
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RESOLUTION PB 23-5

TOWN OF READING PLANNING BOARD RESOLUTION – PRELIMINARY AND FINAL APPROVAL FOR THE HOSTETLER MINOR SUBDIVISION, 2909 CHASE RD, TAX PARCEL NUMBER 31.00-2-16 TOWN OF READING, NEW YORK

WHEREAS, an application was submitted for Subdivision review for the proposed subdivision of the existing 168.97-acre tax parcel 31.00-2-16 into 2 parcels: Parcel A measuring 166.97 acres containing the main farm and Parcel 11 measuring 2.0 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 January 18th, 2023; and

WHEREAS, this Board, acting as Lead Agency in environmental review, did on February 16th, 2023 review and accept as adequate: “Map of proposed division of lands of Mark & Mary Hostetler” survey, prepared by Seth D. Moser, T. Merrill & Associates, Land Surveying dated January 9, 2023; 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 March 16th, 2023, the Planning Board reviewed and considered the aforementioned subdivision application and duly held a public hearing on the Minor Subdivision application on March 16th, 2023 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 with Tax Map No. 31.00-2-16 at 2909 Chase Rd, Reading, NY subject to the following conditions:

1. Final Plat shows two parcels – Parcel 1 (5.0 Acres) is not a part of this subdivision and has been crossed out, Parcel 11 (2.001 Acres) is the approved subdivided lot on the survey map.
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: March 16, 2023

Motion by: Louis DeBolt

Seconded by: Barbara Chapman

VOTE AS FOLLOWS:

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

Chairperson, D. Chutas, presented the Town Board with a draft of Appeal of Action by Land Use Officer or Planning Board that was designed to remedy the concern of Atty. Krogh that there is no Planning Board of Appeals. The Planning Board reviewed the draft and agreed to a few changes. D. Chutas will update the draft and it will be forwarded to Atty. Krogh for review.

The Comprehensive Plan Summary discussion was postponed until the April meeting.

NEW BUSINESS:

MINOR SUBDIVISION APPLICATION – 3228 COUNTY ROAD 28, WG

Kenneth Wilson, Realtor, acting on behalf of Linda McIntyre submitted to the Planning Board a Minor Subdivision Application Form for the Leonard Knapp Estate. Surveys and Part I of the SEAF were also submitted. Linda McIntyre would like to subdivide a 23 Acre parcel into 3 parcels. Parcel A being 3.5 acres, Parcel B being 2.128 acres and Parcel C being 17.718 acres.

The Planning Board reviewed the Minor Subdivision Application Form, submitted survey, drawings and SEAF form Part 1.

L. DeBolt made a motion to accept the Minor Subdivision Application as conditionally complete. Seconded by L. Tischler.

Ayes	D. Chutas L. Tischler L. Debolt B. Chapman	Nays	None
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A public hearing will be scheduled for April 20, 2023 at 6:30PM

Planning Board Secretary, T Alger, will post the legal notice in the Watkins Review and mail letters to adjoining land owners within 500 ft of the proposed subdivided properties.

John and Paula Reagan would like to know how to apply for a variance for the 1.2 acre parcel they purchased on 4360 Argetsinger Road. They had previously appeared before the Planning Board on September 16, 2021. This same parcel was brought before the Planning Board in November 2019 by D. Parsons. They still would like to build a home on the property, but it is less than 2 acres and a non-conforming lot in the Seneca Lake Water Protection District. The Planning Board discussed that the Reagan's send a letter to the Planning Board to explain the reason for their variance request and detail any hardship they are experiencing. We would request a copy of their survey with a rough sketch indicating where the septic and or well or water system is located, location of any existing buildings, and where they would like to build their residence and approximate footprint or size of the house. An architectural house plan is not necessary at this time.

Meeting adjourned at 8:00 pm by B. Chapman and seconded by L. Tischler

Next Planning Board Meeting April 20, 2023 at 6:30 PM