

**TOWN OF READING
PLANNING BOARD MEETING
April 20, 2023**

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

ABSENT: M. Sorber

VISITORS:

Mark & Jim Moon - 1013 Old Pines Trail, Penn Yan

Ken May – 4260 County Road 29

Melanie & Brian Naylor – 3270 County Road 28

Kendall Brown -3270 County Road 28

Samuel Vartanian – 3270 County Road 28

Aimee Churchill – Lawyer Meehan Subdivision

Samuel Dixon – 4150 Cross Road

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

PUBLIC COMMENT:

REVIEW OF MARCH 2023 MINUTES

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

PUBLIC HEARING VISITORS:

David Kuentz – 3233 County Road 28, WG

Linda McIntyre – 2530 County Road 16, WG

Kenneth J Wilson – 111 15th St, WG

Michelle Gray (Felli) – Kent Klub Rd

Melanie & Brian Naylor – 3270 County Road 28

PUBLIC HEARING FOR MINOR SUBDIVISION 3228 COUNTY ROAD 28, WG

A public hearing was held regarding Minor Subdivision for Leonard Knapp Estate. Linda McIntyre (Executor) 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.

6:30 PM D. Chutas opened the Public Hearing

Certified return receipt letters were sent to 15 neighboring property owners and a legal notice appeared in the April 12, 2023 issue of the Watkins Glen Review and Express

David Kuentz: concerned about Off The Beaten Path campground purchasing one of the parcels and expanding their campground and if there was a noise ordinance?

B. Chapman: That is not a concern that is addressed at minor subdivision public hearings.

7:00 PM Public hearing closed

OLD BUSINESS:

PLANNING BOARD DECISION ON MINOR SUBDIVISION FOR 3228 COUNTY ROAD 28, WG

The Planning Board completed Part 2 of the SEQR Short Environmental Assessment form and a negative declaration was declared.

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| AYES | D. Chutas L. Tischler L. Debolt B. Chapman | NAYS | None |
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RESOLUTION PB 23-6

Motion made by L. DeBolt to accept the Minor Subdivision Application as Complete for 21.5-acre tax parcel 64.00-1-10 into 3 parcels located on 3228 County Road 28. Seconded by B. Chapman

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| AYES | D. Chutas L. Tischler L. Debolt B. Chapman | NAYS | None |
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RESOLUTION PB 23-7

TOWN OF READING PLANNING BOARD RESOLUTION – PRELIMINARY AND FINAL APPROVAL FOR THE KNAPP MINOR SUBDIVISION, 3228 COUNTY RD 28, TAX PARCEL NUMBER 64.00-1-10, TOWN OF READING, NEW YORK

WHEREAS, an application was submitted for Subdivision review for the proposed subdivision of the existing 21.5-acre tax parcel 64.00-1-10 into 3 parcels: Parcel A measuring 3.5 acres, Parcel B measuring 2.128 Acres and Parcel C containing the main farm measuring 17.718 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 March 8th, 2023; and

WHEREAS, this Board, acting as Lead Agency in environmental review, did on March 16th, 2023 review and accept as adequate: “Map of lands of Leonard Knapp Estate” survey, prepared by Seth D. Moser, T. Merrill & Associates, Land Surveying dated March 6, 2023; a Short Environmental Assessment Form (SEAF), Part 1, submitted by the Applicant, and other application materials; and

WHEREAS, on April 20th, 2023, Part 2 and 3 of the SEAF were completed by the planning board and 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 April 20th, 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 three-lot subdivision of certain land with Tax Map No. 64.00-1-10 at 3228 County Rd 28, 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.

Motion by: L. Tischler

Seconded by: L. DeBolt

VOTE AS FOLLOWS:

Barbara Chapman – Aye
Donald Chutas – Aye
Louis DeBolt – Aye
Melinda Sorber – Absent
L. Tischler - Aye

The Town Board has reviewed and accepted the Local Law Amending Certain Sections of the Land Use Law of the Town of Reading at the April 12, 2023 Town Board Meeting. A public hearing will be on May 10, 2023 at 7:00PM.

A workshop meeting was suggested to be held at a later date to work on the Action Items listed in the 2017 Comprehensive Plan.

NEW BUSINESS:

MINOR SUBDIVISION APPLICATION – 4080 COUNTY ROAD 27, WG

Mark & Jim Moon, Realtors, acting on behalf of James Richards submitted to the Planning Board a Minor Subdivision Application Form for 4080 County Road 27 (Tax Map No. 41.00-3-12.122). Hand drawn plot of property to be divided and Part I of the SEAF were also submitted. Mr. J. Richards would like to subdivide a 20.9 Acre parcel into 3 parcels. Lot 1 being 5.01 acres, Lot 2 being 5.01 acres and the remainder being approx. 10 aces with house.

The Planning Board reviewed the Minor Subdivision Application Form, hand drawing and SEAF form Part 1. There has been no survey completed at this time so therefore application has not

been accepted as conditionally complete. The Moons will provide a stamped survey for the May 18th Planning Board meeting to complete the application.

MINOR SUBDIVISION APPLICATION – 2688 OLD ROAD, WG

Atty Amy Churchill, acting on behalf of William and Beth Meehan submitted to the Planning Board a Minor Subdivision Application Form for 2688 Old Road (Tax Map No. 63.00-1-6.2. Surveys and Part I of the SEAF were also submitted. William and Beth Meehan would like to subdivide a 28.56 Acre parcel into 2 parcels. Parcel A being 19.723 acres vacant land and Parcel B being 8.84 acres including existing house.

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.

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| Ayes | D. Chutas | Nays | None |
| | L. Tischler | | |
| | L. Debolt | | |
| | B. Chapman | | |

A public hearing will be scheduled for May 18, 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.

**2ND SITE PLAN APPLICATION FOR CHANGES MADE TO-OFF THE BEATEN PATH
3270 COUNTY ROAD 28**

Melanie and Brian Naylor submitted a Site Plan Application to add 4 additional RV's to Parcel B (2.437 acres) of 3.629 acres of land they purchased in August of 2022 to make a conforming 2 acre lot for their existing RV Park with a limit of 4 campsites. The Planning Board explained again that having more than 4 campsites requires a Site Plan Review and a Special Permit and will be regulated and inspected by the NYS Dept of Health. They indicated that they had spoken to the NYS Commissioner of Health and were advised that their expansion was acceptable.

The Planning Board would like evidence of what the NYS Commissioner of Health advised and would also like more professional drawings and plans showing where each RV campsite would be located, setbacks, water and septic plans, and any other information they could supply to apply for a Special Use Permit per Reading Township Land Use Law.

MINOR SUBDIVISION APPLICATION – 2402 ALTAY RD, ROCK STREAM

S Dixon submitted to the Planning Board a Minor Subdivision Application Form for 2402 Altay Road (Tax Map No. 42.00-4-1.1. Part I of the SEAF and survey from Minor Subdivision Application in August of 2021.were also submitted. S. Dixon would like to subdivide a .20 acre parcel into from an. 28 acre main parcel. A surveyor had been to the property, but stamped drawings were not completed in time for the Planning Board Meeting. Surveys will be completed in the next week and provided to the Planning Board.

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

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

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|------|-------------|------|------|
| Ayes | D. Chutas | Nays | None |
| | L. Tischler | | |
| | L. Debolt | | |
| | B. Chapman | | |

A public hearing will be scheduled for May 18, 2023 at 7:00 PM

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

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

Next Planning Board Meeting May 18, 2023 at 6:30 PM