

**TOWN OF READING  
PLANNING BOARD MEETING  
May 20, 2021**

**PRESENT:** D. Chutas, M. Rondinaro, B. Chapman, PB Secretary, T. Alger

**ABSENT:** C. Hendrickson, M. Sorber

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

**REVIEW OF APRIL 2021 MINUTES**

B. Chapman made a motion to accept the April 2021 minutes as written. Seconded by D. Chutas

**VISITORS:**

Scott & Bobbie Cadwell , 4821 Chubb Hollow Rd, Dundee  
Amelda Jaynes 2495 Church Rd, Rock Steam,  
Paul & Lisa Eldridge, 4451 Co. Rd. 27, Rock Stream-  
Ann Dixon, County Rd, 27, Rock Stream  
Bryan Zollcosky and Lisa Fanelli, 1838 W. Water St., Elmira NY  
Chad Haviland, 4024 Seneca Rd, Hector  
Mary & John Haviland, County Rd. 27, Rock Stream,

**PUBLIC HEARING FOR MINOR SUBDIVISION FOR 2448 CHURCH RD**

A public hearing was held regarding Minor Subdivision for Scott and Bobbie Cadwell property located on 2448 Church Rd, (Tax map no. 42.00-4-20). The parcel is 43.1 Acres and they would like to subdivide a 2.155 acre parcel of land from the 43.1 acres which would include a house.

6:32 PM D. Chutas Opened the Public Hearing

Certified, return receipt letters were sent to 11 neighboring property owners and a legal notice appeared in the May 12, issue of the Watkins Glen Review and Express.

6:59 PM. Public Hearing closed. There was no public comment. Motion made by M. Rondinaro and seconded by D. Chutas.

**PLANNING BOARD DECISION ON MINOR SUBDIVISION OF 2448 CHURCH RD.**

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

**RESOLUTION PB 21-1**

**TOWN OF READING PLANNING BOARD RESOLUTION – PRELIMINARY AND FINAL MINOR SUBDIVISION APPROVAL, FOR THE SCOTT CADWELL SUBDIVISION, A MINOR SUBDIVISION, 2448 CHURCH ROAD, TAX PARCEL NUMBER 42.00-4-20, TOWN OF READING, NEW YORK**

**WHEREAS**, an Application was submitted for Subdivision review by Scott Cadwell, Owner and Applicant, for the proposed subdivision of the existing 43.1-acre parcel into 2 parcels: Parcel A, measuring 2.155 acres with existing residence; Parcel B, 40.945 acres in Reading, New York, also known as Tax Parcel Number 42.00-4-20; 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 March 31, 2021; and

**WHEREAS**, this Board, acting as Lead Agency in environmental review, did on Month, day, year review and accept as adequate: “Subdivision Plat – Lands of Scott Cadwell, “prepared by Richard Daugherty, Professional Land Surveyor and dated 03/22/2021; 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, 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 April 15, 2021, the Planning Board reviewed and considered the aforementioned subdivision application and duly held a public hearing on the Minor Subdivision application on May 20, 2021 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 2448 Church Road, Reading, NY subject to the following conditions:

1. (any 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: May 20, 2021

Motion by: Mark Rondinaro

Seconded by: Barbara Chapman

**VOTE AS FOLLOWS:**

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

**PUBLIC HEARING FOR MINOR SUBDIVISION FOR 4481 COUNTY RD 27**

A public hearing was held regarding Minor Subdivision of Paul & Lisa Eldridge property located on 4451 Co. Rd. 27 (Tax Map No. 30.00-1-15/30.00-3-1511). The parcel is 77 Acres and they would like to subdivide a 7.158 acre parcel from the 77 acres to create a well-defined property line

7:00 PM D. Chutas Opened the Public Hearing

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

7:30 PM. Public Hearing closed. There was no public comment. Motion made by M. Rondinaro and seconded by B. Chapman.

**PLANNING BOARD DECISION ON MINOR SUBDIVISION OF 4481 COUNTY RD 27.**

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

**RESOLUTION PB 21-2**

**TOWN OF READING PLANNING BOARD RESOLUTION – PRELIMINARY AND FINAL MINOR SUBDIVISION APPROVAL, FOR THE ESTATE OF EDITH ELDRIDGE SUBDIVISION, A MINOR SUBDIVISION, 4481 COUNTY ROAD 27, TAX PARCEL NUMBER 30.00-1-15, TOWN OF READING, NEW YORK**

**WHEREAS**, an Application was submitted for Subdivision review by Paul and Lisa Eldridge on behalf of the Estate of Edith Eldridge, Owner and Applicant, for the proposed subdivision of the existing 77.6 -acre parcel into 2 parcels: Parcel A, measuring 64.5 acres with existing residence; Parcel B, 13.123 acres in Reading, New York, also known as Tax Parcel Number 30.00-1-15; 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 March 25, 2021; and

**WHEREAS**, this Board, acting as Lead Agency in environmental review, did May 20, 2021, review and accept as adequate: “Subdivision Plat – Lands of Estate of Edith Eldridge, “prepared by David M. Simolo / Lardon & Simolo Land Surveyors and dated 1/7/2021; 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, 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 May 20, 2021, the Planning Board reviewed and considered the aforementioned subdivision application and duly held a public hearing on the Minor Subdivision application on May 20, 2021, 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 4481 County Road 27, Reading, NY subject to the following conditions:

1. (any 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 Schuylers 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: May 20, 2021

Motion by: Barbara Chapman

Seconded by: Mark Rondinaro

**VOTE AS FOLLOWS:**

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

**NEW BUSINESS:**

John and Mary Haviland Irrevocable Trust have submitted a Site Plan Application for property located on County Road 27 with tax map no. 41.00-3-12.11. The application is for residential occupancy of 2 single family homes. The homes would consist of a single wide and a double wide and the construction of a 24'x32' garage on 21.52 acres.

**PLANNING BOARD DECISION ON SITE PLAN APPLICATION OF JOHN & MARY HAVILAND IRREVOCABLE TRUST**

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

**RESOLUTION PB 21-3**

**TOWN OF READING PLANNING BOARD RESOLUTION – APPROVAL, FOR THE HAVILAND SITE PLAN REVIEW, TAX PARCEL NUMBER 41.00-3-12.111, TOWN OF READING, NEW YORK**

**WHEREAS**, an Application for site plan review by John E & Mary E Haviland Irrevocable Trust, Chad Haviland, Trustee, purchaser of Tax Parcel Number 41.00-3-12.111 on County Road 27; and

**WHEREAS**, this approval is contingent upon the transfer of the property ownership to the applicant

**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 May 12, 2021; and

**WHEREAS**, this Board, acting as Lead Agency in environmental review, did on May 20, 2021 review and accept as adequate: "Site Plan – Lands of John E. & Mary E. Haviland Irrevocable Trust "prepared by McCormick Engineering P.C. dated 05/08/2021; 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 Schuylers County Planning Department and the Town of Reading dated 5/20/2021, and

**WHEREAS**, on May 20, 2021 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 the Application for Site Plan Review of Tax Map No. 41.00-3-12.111 on County Road 27, Reading, NY subject to the following conditions:

1. Transfer of the property from current owner to John E. and Mary E. Haviland Irrevocable Trust
2. The sealing and endorsement of such Site Plan by the Planning Board Chair, thereafter presenting to the Code Enforcement Officer by Town of Reading Clerk.

Dated: May 20, 2021

Motion by: Mark Rondinaro

Seconded by: Barbara Chapman

**VOTE AS FOLLOWS:**

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

Don Chutas, signed the Schuyler County Planning Commission agreement and will send to K. Vanhorn, Schuyler County Director of Planning.

Meeting adjourned at 8:40 pm by B. Chapman and seconded by M. Rondinaro

Next Planning Board Meeting June 17, 2021 at 6:30 PM